

*2002*

# ANNUAL GROWTH

# SUMMARY

LOUDOUN COUNTY VIRGINIA USA

MAY 2003

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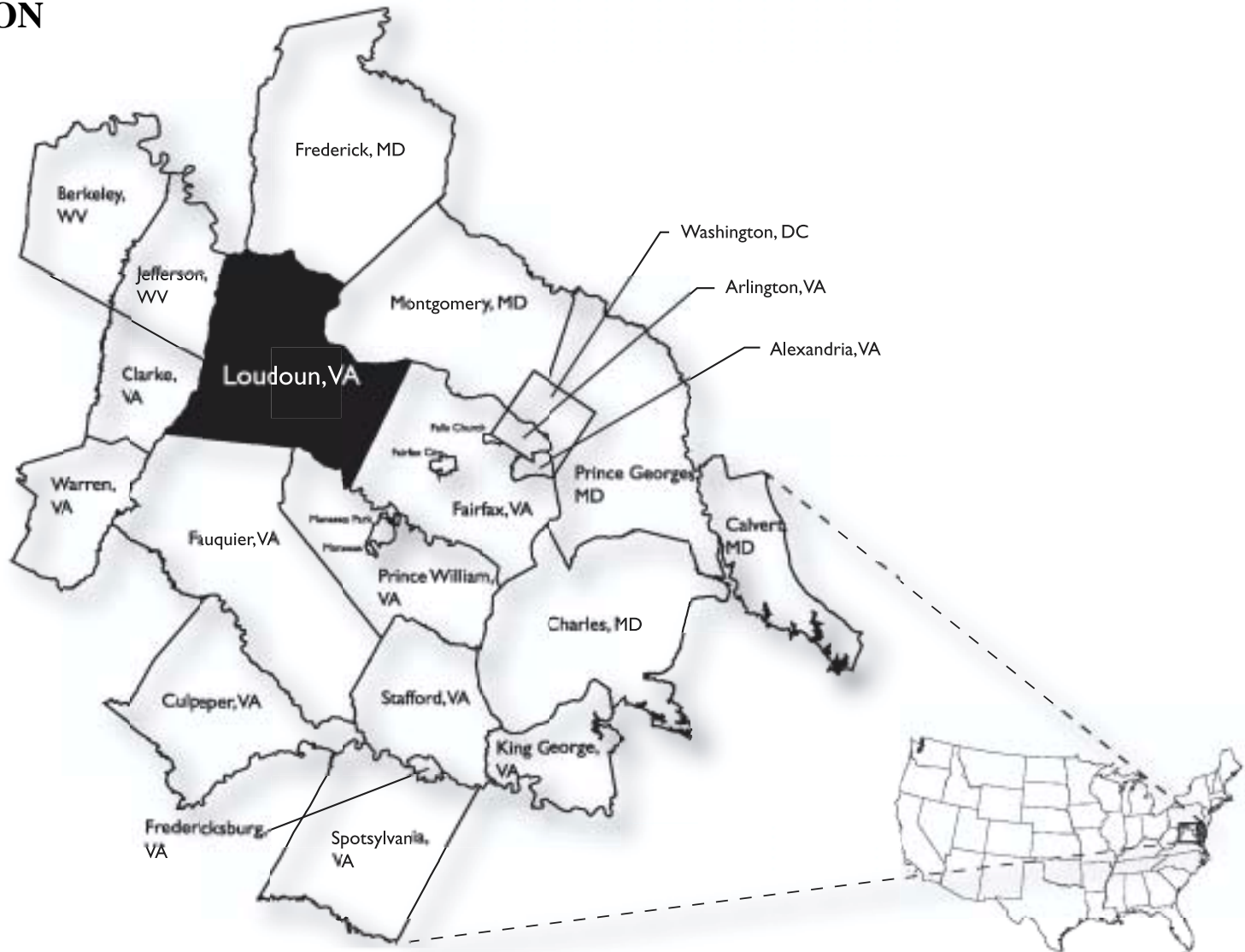
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# METROPOLITAN WASHINGTON



# DEMOGRAPHIC CHARACTERISTICS

With almost 2.3 million residents in the year 2002, Northern Virginia represented a sizable and diverse market. Further, with a disproportionately large working age population and relatively high incomes, Northern Virginia offers opportunities for a dynamic and prosperous economy.

**Table I-1.**  
**Comparative Demographic Overview, 2002**  
**United States, Washington DC Metro Area, Northern Virginia, Loudoun County**

	United States	Virginia	Washington, DC Metro Area	Northern Virginia Region*	Loudoun County, Virginia
<b>Population</b>					
Total	288,406,943	7,288,864	5,129,891	2,291,195	197,923
Age 0 to 19 Years	81,223,229	1,976,013	1,427,763	643,596	64,340
Age 20 to 64 Years	171,563,706	4,494,139	3,233,881	1,466,986	122,190
Age 65 Years and older	35,620,008	818,712	468,247	180,613	11,393
Median Age (years)	35.8	36.4	35.6	35.4	34.3
<b>Race/Ethnicity</b>					
White	199,268,793	5,129,766	2,893,578	1,558,758	158,804
Black or African American	36,110,180	1,459,520	1,353,681	269,674	14,202
Native American	2,443,966	23,003	14,821	6,274	368
Asian/Pacific Islander	12,230,705	310,611	388,493	211,719	12,253
Hispanic Population	38,353,299	365,964	479,318	244,770	12,296
<b>Households</b>					
Number	108,754,748	2,794,433	1,936,455	855,443	70,369
Average Household Size	2.58	2.52	2.60	2.65	2.80
<b>Income (current dollars)</b>					
Per Capita Income	\$31,035	\$32,824	\$41,624	\$45,307	\$40,470
Average Household Income	\$80,486	\$83,409	\$108,529	\$120,126	\$113,394

Source: Woods and Poole, Inc.

\*Virginia portion of the Washington, DC-MC-VA-VW PMSA.

Note: Woods & Poole estimates for Loudoun County differ from County estimates and are presented here for consistency with regional, state, and national data.

# POPULATION TRENDS

The rapid population growth experienced in Loudoun County in the 1990's continued in the current decade. Over the last two years, the population in Northern Virginia increased by 7.1 percent. During the same period, population in Loudoun County increased by 21.3 percent, an increase of 36,201 persons. Loudoun County led the region in the rate of population growth in that period.

**Table I-2.**  
**Population, 2000 and 2002**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Population		Distribution	Change 2000-2002	
	2000	2002		Number	Percent
Alexandria City	128,283	137,500	5.9%	9,217	7.2%
Arlington County	189,453	194,300	8.4%	4,847	2.6%
Clarke County	12,652	13,300	0.6%	648	5.1%
Culpeper County	34,262	35,900	1.5%	1,638	4.8%
Fairfax City	21,498	22,400	1.0%	902	4.2%
Fairfax County	969,749	1,006,300	43.3%	36,551	3.8%
Falls Church City	10,377	11,100	0.5%	723	7.0%
Fauquier County	55,139	58,900	2.5%	3,761	6.8%
Fredericksburg City	19,279	20,100	0.9%	821	4.3%
King George County	16,803	17,600	0.8%	797	4.7%
Loudoun County	169,599	205,800	**	36,201	21.3%
Manassas City	35,135	37,000	1.6%	1,865	5.3%
Manassas Park City	10,290	11,700	0.5%	1,410	13.7%
Prince William County	280,813	311,700	13.4%	30,887	11.0%
Spotsylvania County	90,395	103,600	4.5%	13,205	14.6%
Stafford County	92,446	102,700	4.4%	10,254	11.1%
Warren County	31,584	32,500	1.4%	916	2.9%
<b>Total</b>	<b>2,167,757</b>	<b>2,322,400</b>	<b>100.0%</b>	<b>154,643</b>	<b>7.1%</b>

Source: U.S. Census Bureau & Weldon Cooper Center for Public Service.

Note: 2000 Figure is April 1. 2002 Figure is July 1. Regional population differs from figure reported on Table I-1 due to differing sources.

\* Virginia portion of the Washington, DC-MD-VA-WV PMSA.

\*\* Weldon Cooper Center's 2002 population for Loudoun County differs from County estimates and are presented here for consistency with regional data. See Table II-1 for Loudoun County population estimates.

# POPULATION PROJECTIONS

The regional forecast, generated by Washington Metropolitan Council of Governments (MWCOC) has recently been revised. The population of Northern Virginia is projected to grow by 23.3 percent from 2000 to 2010. Loudoun County is projected to be the fastest growing jurisdiction in Northern Virginia with a population increase of 77.1 percent from 2000 to 2010. Projected population growth will make Loudoun County the second most populous jurisdiction in Northern Virginia by 2030.

**Table I-3.**  
**Population Projections**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Population (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	111.2	128.3	142.9	147.8	151.7	15.4%	11.4%	3.4%	2.6%	7.3%	6.7%	6.1%	5.7%	5.6%
Arlington County	170.9	189.5	202.5	215.5	221.9	10.9%	6.9%	6.4%	3.0%	11.2%	9.9%	8.6%	8.3%	8.2%
Fairfax City	19.6	21.4	23.0	23.6	23.2	9.2%	7.5%	2.6%	-1.7%	1.3%	1.1%	1.0%	0.9%	0.9%
Fairfax County	818.6	969.8	1,116.1	1,176.6	1,199.4	18.5%	15.1%	5.4%	1.9%	53.6%	50.8%	47.4%	45.4%	44.1%
Falls Church City	9.6	10.4	11.3	11.9	12.2	8.3%	8.7%	5.3%	2.5%	0.6%	0.5%	0.5%	0.5%	0.4%
Loudoun County	86.1	169.6	300.4	393.7	441.9	97.0%	77.1%	31.1%	12.2%	5.6%	8.9%	12.8%	15.2%	16.3%
Manassas/Manassas Park Cities	34.7	46.0	52.8	53.4	53.9	32.6%	14.8%	1.1%	0.9%	2.3%	2.4%	2.2%	2.1%	2.0%
Prince William County	215.7	280.8	376.2	414.8	433.1	30.2%	34.0%	10.3%	4.4%	14.1%	14.7%	16.0%	16.0%	15.9%
Stafford County	61.2	92.5	127.9	154.7	180.4	51.1%	38.3%	21.0%	16.6%	4.0%	4.8%	5.4%	6.0%	6.6%
<b>Total</b>	<b>1,527.6</b>	<b>1,908.3</b>	<b>2,353.1</b>	<b>2,592.0</b>	<b>2,717.7</b>	<b>24.9%</b>	<b>23.3%</b>	<b>10.2%</b>	<b>4.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Metropolitan Washington Council of Governments (MWCOC), Round 6.3 Cooperative Intermediate Forecast.

\* MWCOC member jurisdictions.

# INCOME

The tremendous wealth of the Northern Virginia region is shown in the following income data. According to 2002 estimates, Fairfax County leads the region in per capita and average household income. Per capita income and average household income in Northern Virginia was among the highest in the nation in 2002.

**Table I-4.**  
**Income Characteristics, 2002**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Per Capita Income	Average Household Income	Percent of Households with Incomes					
			Less than \$10,000	\$10,000-\$29,999	\$30,000-\$49,999	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000 and Over
Alexandria City	\$52,722	\$107,372	5.3%	15.1%	31.1%	25.7%	12.7%	10.1%
Arlington County	\$51,840	\$111,095	5.1%	12.9%	28.0%	26.8%	15.7%	11.5%
Clarke County	\$35,723	\$88,664	6.6%	19.2%	31.7%	26.9%	11.0%	4.6%
Culpeper County	\$28,878	\$77,488	6.2%	24.3%	34.0%	25.0%	7.6%	2.9%
Fairfax County**	\$54,632	\$148,434	2.6%	8.5%	21.8%	28.8%	21.4%	16.8%
Fauquier County	\$39,211	\$107,022	4.8%	14.1%	28.7%	28.7%	15.1%	8.5%
King George County	\$28,015	\$74,979	4.4%	22.4%	37.1%	24.6%	8.1%	3.4%
Loudoun County	\$40,470	\$113,394	2.1%	8.1%	21.6%	33.4%	22.4%	12.5%
Prince William County**	\$30,893	\$90,446	2.7%	11.7%	29.9%	32.7%	16.6%	6.4%
Spotsylvania County**	\$29,682	\$80,103	4.5%	19.7%	33.1%	28.7%	10.1%	3.9%
Stafford County	\$26,789	\$80,130	2.7%	12.0%	28.4%	36.2%	15.3%	5.3%
Warren County	\$26,814	\$68,572	8.1%	22.9%	37.2%	23.6%	6.2%	1.9%
<b>Total</b>	<b>\$45,307</b>	<b>\$120,126</b>	<b>3.3%</b>	<b>11.3%</b>	<b>25.9%</b>	<b>29.4%</b>	<b>18.0%</b>	<b>12.0%</b>

Source: Woods & Poole, Inc.

\* Virginia portion of the Washington, DC-MD-VA-WV PMSA.

\*\* Includes independent cities.

Note: Woods & Poole income estimates for Loudoun County differ from County estimates and are presented here for consistency with regional data. See Table II-5 for Loudoun County income estimates and projections.

# LABOR FORCE AND UNEMPLOYMENT

In 2002, the Northern Virginia region had a civilian labor force of 1.28 million persons and an unemployment rate of 3.0 percent. In that same year, unemployment in Loudoun County averaged 4.1 percent. The comparable national unemployment rate in that year was 5.8 percent.

**Table I-5.**  
**Labor Force Characteristics, 2002\***  
**Northern Virginia Jurisdictions**

<b>Jurisdiction</b>	<b>Civilian Labor Force</b>		<b>Employment</b>	<b>Unemployment</b>	
	<b>Number</b>	<b>Distribution</b>		<b>Number</b>	<b>Rate</b>
Alexandria City	81,308	6.4%	78,580	2,729	3.4%
Arlington County	116,627	9.1%	113,493	3,135	2.7%
Clarke County	7,080	0.6%	6,906	174	2.5%
Culpeper County	17,775	1.4%	17,200	575	3.2%
Fairfax City	13,341	1.0%	13,175	166	1.2%
Fairfax County	588,148	46.0%	571,130	17,019	2.9%
Falls Church City	6,392	0.5%	6,207	185	2.9%
Fauquier County	31,176	2.4%	30,381	795	2.5%
Fredericksburg City	10,632	0.8%	9,999	633	6.0%
King George County	9,380	0.7%	9,161	218	2.3%
Loudoun County	100,739	7.9%	96,605	4,134	4.1%
Manassas City	20,862	1.6%	19,981	881	4.2%
Manassas Park City	4,675	0.4%	4,543	132	2.8%
Prince William County	155,798	12.2%	150,683	5,115	3.3%
Spotsylvania County	48,418	3.8%	47,312	1,106	2.3%
Stafford County	50,880	4.0%	49,655	1,225	2.4%
Warren County	16,467	1.3%	15,833	634	3.9%
<b>Total</b>	<b>1,279,697</b>	<b>100.0%</b>	<b>1,240,842</b>	<b>38,854</b>	<b>3.0%</b>

Source: Virginia Employment Commission.

\* Average of all 2002 monthly figures. Annual figures were not available at time of publication.



## OCCUPATIONAL PROFILE

In 2002, an estimated 50 percent of the region's employees were in management or professional occupations reflecting the strong government, technology, and business service sector base of the region. The comparable national figure was 33.6 percent demonstrating the region's strong representation in management and professional occupations. An additional 24 percent of the region's work force was in sales and office occupations, the second largest category.

**Table I-6.**  
**Occupational Characteristics, 2002**  
**Northern Virginia Jurisdictions**

<b>Occupational Category</b>	<b>Employed Persons</b>	<b>Distribution</b>
Management and Professional	631,528	50.9%
Service	149,472	12.0%
Sales and Office	291,950	23.5%
Farming, Fishing, and Forestry	2,113	0.2%
Construction, Extraction, and Maintenance	91,838	7.4%
Production, Transportation, and Material Moving	73,943	6.0%
<b>Total</b>	<b>1,240,842</b>	<b>100.0%</b>

*Source: 2000 Census and Loudoun County Department of Economic Development.*

## REGIONAL EMPLOYMENT

More than 45 percent of the jobs in Northern Virginia are categorized as being in the Service industry, including business, personal, medical, and legal services. In that year, the comparable figure for Loudoun County was only 30.4 percent, due to disproportionately high employment in T&C, which includes airport related employment.

**Table I-7.**  
**At Place Employment by NAICS Industry Classification, 2002**  
**Northern Virginia Jurisdictions**

Jurisdiction	Agriculture, Forestry, Fishing	Mining	Utilities	Con- struction	Manu- facturing	Wholesale Trade	Retail Trade	T & C*	Information	F.I.R.E.**	Services	Government	All Industries
Alexandria City	0	(D)	485	3,894	1,495	2,232	8,614	1,740	2,324	6,569	46,265	16,786	90,481
Arlington County	(D)	0	(D)	3,916	724	1,876	9,026	8,157	8,897	6,775	75,558	38,745	153,832
Clarke County	135	(D)	0	375	1,181	53	302	41	28	200	1,770	695	4,804
Culpeper County	394	86	(D)	832	1,311	695	1,693	119	209	391	4,604	3,015	13,417
Fairfax City	0	0	(D)	1,073	117	262	3,894	112	780	1,374	9,173	1,451	18,346
Fairfax County	114	96	1,533	30,833	12,126	15,728	53,360	6,075	37,106	31,836	271,691	67,617	528,126
Falls Church City	0	0	0	914	105	108	1,538	88	365	364	5,934	5,125	14,542
Fauquier County	535	48	(D)	2,579	1,037	544	2,372	324	247	645	7,210	3,231	18,820
Fredericksburg City	(D)	0	(D)	631	543	660	3,538	182	857	1,145	12,052	3,443	23,088
King George County	86	(D)	(D)	325	107	80	460	115	210	155	3,283	4,341	9,222
Loudoun County	430	185	105	10,409	4,128	2,812	10,957	11,450	10,641	2,974	30,123	14,799	99,013
Manassas City	0	(D)	(D)	2,059	1,644	550	3,148	618	259	778	10,342	2,092	21,503
Manassas Park City	0	0	0	1,751	251	199	341	36	(D)	42	619	499	3,754
Prince William County	156	(D)	426	11,171	2,599	2,029	15,325	1,595	1,249	2,850	30,137	19,318	86,913
Spotsylvania County	66	(D)	0	2,965	2,240	1,185	5,658	1,572	222	742	6,531	4,577	25,786
Stafford County	25	(D)	(D)	2,721	794	1,763	2,398	440	184	5,369	7,374	4,699	25,926
Warren County	14	0	(D)	824	915	278	1,348	1,047	70	324	3,553	1,547	9,924
<b>Total</b>	<b>1,955</b>	<b>415</b>	<b>2,549</b>	<b>77,272</b>	<b>31,317</b>	<b>31,054</b>	<b>123,972</b>	<b>33,711</b>	<b>63,648</b>	<b>62,533</b>	<b>526,219</b>	<b>191,980</b>	<b>1,147,497</b>
<b>Distribution</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.2%</b>	<b>6.7%</b>	<b>2.7%</b>	<b>2.7%</b>	<b>10.8%</b>	<b>2.9%</b>	<b>5.5%</b>	<b>5.4%</b>	<b>45.9%</b>	<b>16.7%</b>	<b>100.0%</b>

Source: Virginia Employment Commission.

Note: Second quarter data; covered employment -- may not include self-employed.

\* Transportation and Communication. \*\* Finance, Insurance, and Real Estate.

(D) - Data are suppressed. Values may not sum to total due to suppression and rounding error. Suppressed data are included in All Industries totals.

# EMPLOYMENT GROWTH

The regional forecast, generated by Washington Metropolitan Council of Governments has recently been revised. The latest figures project that Loudoun County will become the third largest employment center in the region by 2010. Loudoun County is also projected to lead all localities in employment growth for each of the decades between 2000 and 2030.

**Table I-8.**  
**Employment Projections**  
**Northern Virginia Jurisdictions\***

Jurisdiction	Employment (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	93.2	98.6	120.7	137.0	148.1	5.8%	22.4%	13.5%	8.1%	10.9%	9.0%	8.8%	8.6%	8.4%
Arlington County	183.1	201.7	236.0	274.1	301.9	10.2%	17.0%	16.1%	10.1%	21.4%	18.4%	17.1%	17.3%	17.1%
Fairfax City	26.9	30.8	34.8	34.8	34.8	14.5%	13.0%	0.0%	0.0%	3.1%	2.8%	2.5%	2.2%	2.0%
Fairfax County	403.7	532.8	653.2	708.5	758.9	32.0%	22.6%	8.5%	7.1%	47.2%	48.5%	47.4%	44.7%	43.0%
Falls Church City	9.2	9.4	10.0	10.5	10.7	2.2%	6.4%	5.0%	1.9%	1.1%	0.9%	0.7%	0.7%	0.6%
Loudoun County	39.3	87.0	137.1	195.3	253.6	121.4%	57.6%	42.5%	29.9%	4.6%	7.9%	10.0%	12.3%	14.4%
Manassas/Manassas Park Cities	19.5	22.6	26.1	27.0	27.1	15.9%	15.5%	3.4%	0.4%	2.3%	2.1%	1.9%	1.7%	1.5%
Prince William County	68.8	91.6	124.0	152.8	173.5	33.1%	35.4%	23.2%	13.5%	8.0%	8.3%	9.0%	9.6%	9.8%
Stafford County	11.0	23.1	34.9	44.8	54.4	110.0%	51.1%	28.4%	21.4%	1.3%	2.1%	2.5%	2.8%	3.1%
<b>Total</b>	<b>854.7</b>	<b>1,097.6</b>	<b>1,376.8</b>	<b>1,584.8</b>	<b>1,763.0</b>	<b>28.4%</b>	<b>25.4%</b>	<b>15.1%</b>	<b>11.2%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Metropolitan Washington Council of Governments, Round 6.3 Cooperative Intermediate Forecast.

\* MWCOG member jurisdictions.

# RESIDENTIAL CONSTRUCTION

The number of new residential units permitted in Northern Virginia exceeded 25,400 in 2002. Loudoun County's share of total residential permits in that year was 24.0 percent. In that year, the number of residential permits issued in Loudoun County led all the localities of Northern Virginia.

**Table I-9.**  
**Residential Building Permits Issued**  
**Northern Virginia Jurisdictions**

Jurisdiction	Number of New Units Permitted											Distribution
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2002
Alexandria City	84	279	286	185	173	1,286	1,538	1,456	1,100	1,364	1,244	4.9%
Arlington County	487	239	351	913	660	1,468	380	283	811	920	17	0.1%
Clarke County	NA	NA	NA	NA	NA	0	74	123	101	139	133	0.5%
Culpeper County	NA	NA	NA	NA	NA	284	424	404	334	412	448	1.8%
Fairfax City	9	30	89	135	100	80	125	79	166	192	27	0.1%
Fairfax County	5,434	6,067	5,709	7,114	8,312	6,578	6,159	9,411	5,706	6,337	5,979	23.5%
Falls Church City	6	NA	NA	NA	NA	NA	NA	NA	1	2	2	0.0%
Fauquier County	NA	NA	NA	NA	NA	360	426	466	533	797	709	2.8%
Fredericksburg City	NA	NA	NA	NA	NA	31	210	272	41	75	109	0.4%
King George County	NA	NA	NA	NA	NA	133	167	174	129	224	272	1.1%
Loudoun County	2,426	3,104	3,848	2,686	3,056	3,505	5,274	5,852	6,134	4,712	6,108*	24.0%
Manassas City	205	219	221	NA	86	83	74	176	54	163	142	0.6%
Manassas Park City	64	NA	NA	NA	342	174	211	306	207	49	213	0.8%
Prince William County	1,906	2,018	2,309	2,534	2,353	2,869	2,797	3,751	4,758	4,593	6,015	23.6%
Spotsylvania County	NA	NA	NA	NA	NA	1,685	1,630	1,631	1,502	2,407	1,651	6.5%
Stafford County	1,117	1,462	1,298	1,132	1,422	1,172	1,415	1,238	2,056	1,741	2,067	8.1%
Warren County	NA	NA	NA	NA	NA	171	224	190	201	304	331	1.3%
<b>Total</b>	<b>11,738</b>	<b>13,418</b>	<b>14,111</b>	<b>14,699</b>	<b>16,504</b>	<b>19,879</b>	<b>21,128</b>	<b>25,812</b>	<b>23,834</b>	<b>24,431</b>	<b>25,467</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census.

NA: Not available or incomplete information.

\* The 2002 figure differs from Loudoun County figures found in Table II-15. Census Bureau figures are displayed here for comparison.

## COMMERCIAL AND INDUSTRIAL SPACE

Total commercial and industrial space in Northern Virginia exceeded 230 million square feet in 2002, an increase of almost 10 million square feet over 2001. More than 10 percent of the region's rentable building area was located in Loudoun County in 2002. Because of its proximity to Dulles Airport, Loudoun County contains a relatively higher proportion of flex and industrial space than other Northern Virginian jurisdictions.

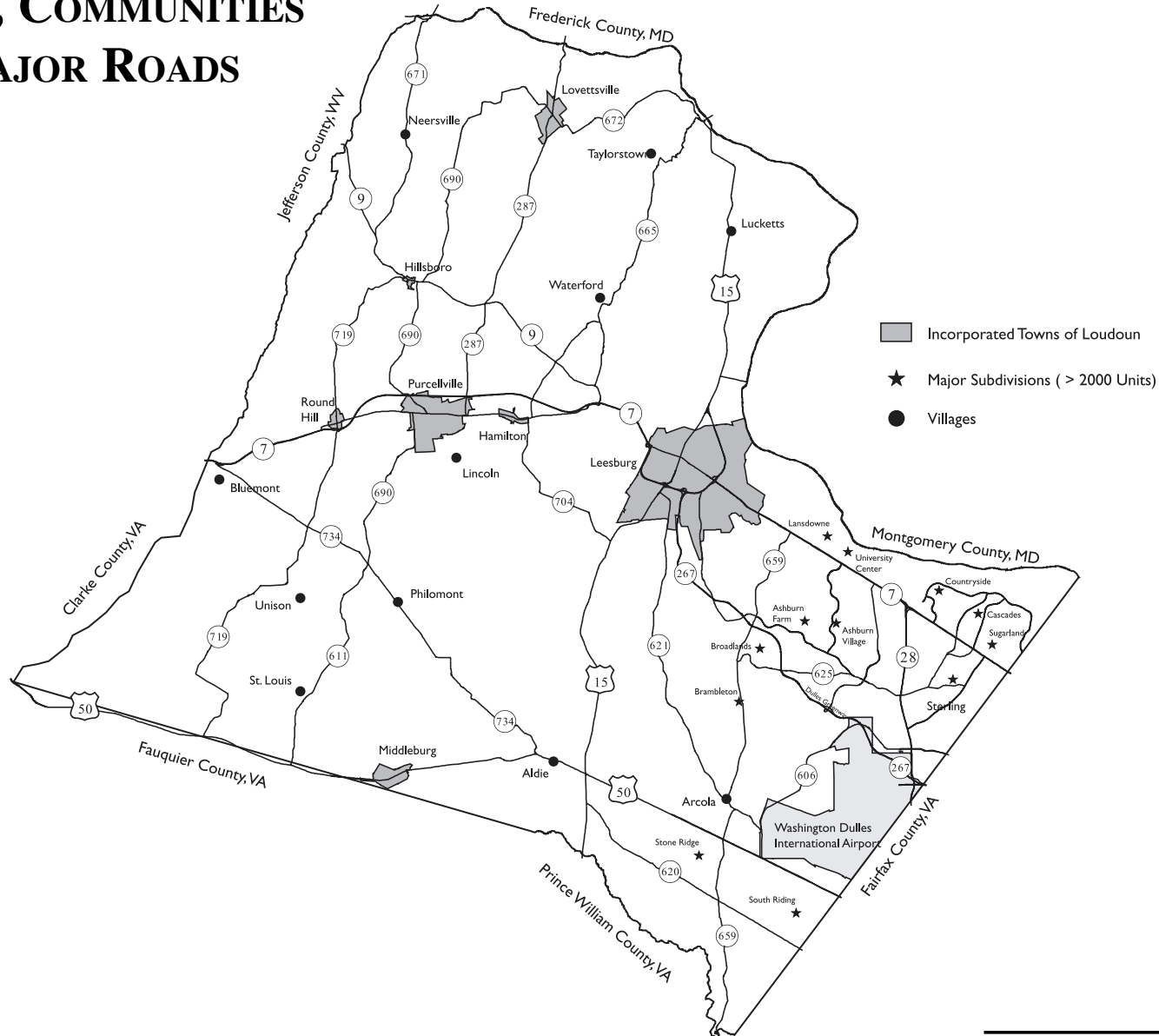
**Table I-10.**  
**Commercial and Industrial Space, 2002**  
**Selected Northern Virginia Jurisdictions**

Jurisdiction	Rentable Building Area (SF)					Percent of Region	Number of Buildings
	Office	Flex	Industrial	Condo	Total		
Alexandria City	14,294,779	1,102,173	5,139,765	807,379	21,344,096	9.3%	586
Arlington County	31,936,636	186,374	1,619,405	169,028	33,911,443	14.7%	313
Fairfax County*	93,382,705	15,329,626	20,622,444	4,620,900	133,955,675	58.2%	2,126
Fauquier County	99,730	171,670	128,000	0	399,400	0.2%	8
Loudoun County	8,715,556	7,173,130	7,078,308	386,511	23,353,505	10.1%	501
Prince William County*	2,831,468	3,657,725	9,583,387	1,235,429	17,308,009	7.5%	492
<b>Total</b>	<b>151,260,874</b>	<b>27,620,698</b>	<b>44,171,309</b>	<b>7,219,247</b>	<b>230,272,128</b>	<b>100.0%</b>	<b>4,026</b>
Distribution	65.7%	12.0%	19.2%	3.1%	100.0%		
Number of Buildings	2,168	548	1,047	263	4,026		

Source: Realty Information Group.

\* Includes independent cities.

## TOWNS, COMMUNITIES AND MAJOR ROADS



## POPULATION TRENDS

The construction of the infrastructure to support Dulles Airport in the early 1960s stimulated Loudoun's rapid growth in population. That rapid increase is evident in the table. Population growth in Loudoun County has continued to remain strong in the current decade, increasing by 6.0 percent between 2001 and 2002.

**Table II-1.**  
**Population Trends**  
**Loudoun County, Virginia**

<b>Year</b>	<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Population	19,852	20,291	21,147	24,549	37,150	57,427	86,129	169,599
Percent Change	-3.5%	2.2%	4.2%	16.1%	51.3%	54.6%	50.0%	96.9%

<b>Year</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
Population	92,337	97,779	104,966	112,843	121,596	132,349	141,756	156,374	169,599	185,120	196,314
Percent Change	2.7%	5.9%	7.4%	7.5%	7.8%	8.8%	7.1%	10.3%	8.5%	9.2%	6.0%

*Source: U.S. Bureau of the Census and Loudoun County Department of Economic Development.*

# AGE CHARACTERISTICS OF RESIDENTS

Relative to the U.S., Loudoun County has a young population. The share of persons less than 5 years of age and between 20 and 64 was larger in Loudoun County than in the nation. Conversely, Loudoun's share of seniors is lower than the comparable national figure.

**Table II-2.**  
**Age Characteristics of the Population**  
**Loudoun County, Virginia**

<b>Age Cohort</b>	<b>Population</b>		<b>Distribution</b>
	<b>2000</b>	<b>2002</b>	<b>2002</b>
Less than 5 Years	16,461	19,330	9.8%
5 to 11 Years	20,715	24,052	12.3%
12 to 14 Years	7,092	8,162	4.2%
15 to 18 Years	7,775	8,876	4.5%
19 to 24 Years	8,164	9,393	4.8%
25 to 34 Years	29,920	35,066	17.9%
35 to 44 Years	36,086	41,886	21.3%
45 to 54 Years	22,232	25,432	13.0%
55 to 59 Years	7,227	8,226	4.2%
60 to 64 Years	4,389	5,002	2.5%
65 to 74 Years	5,402	6,180	3.1%
75 to 84 Years	3,143	3,579	1.8%
85 Years and Over	993	1,130	0.6%
<b>Total</b>	<b>169,599</b>	<b>196,314</b>	<b>100.0%</b>

*Source: U.S. Bureau of the Census and Loudoun County Economic Development.*



# RACE AND ETHNIC CHARACTERISTICS OF RESIDENTS

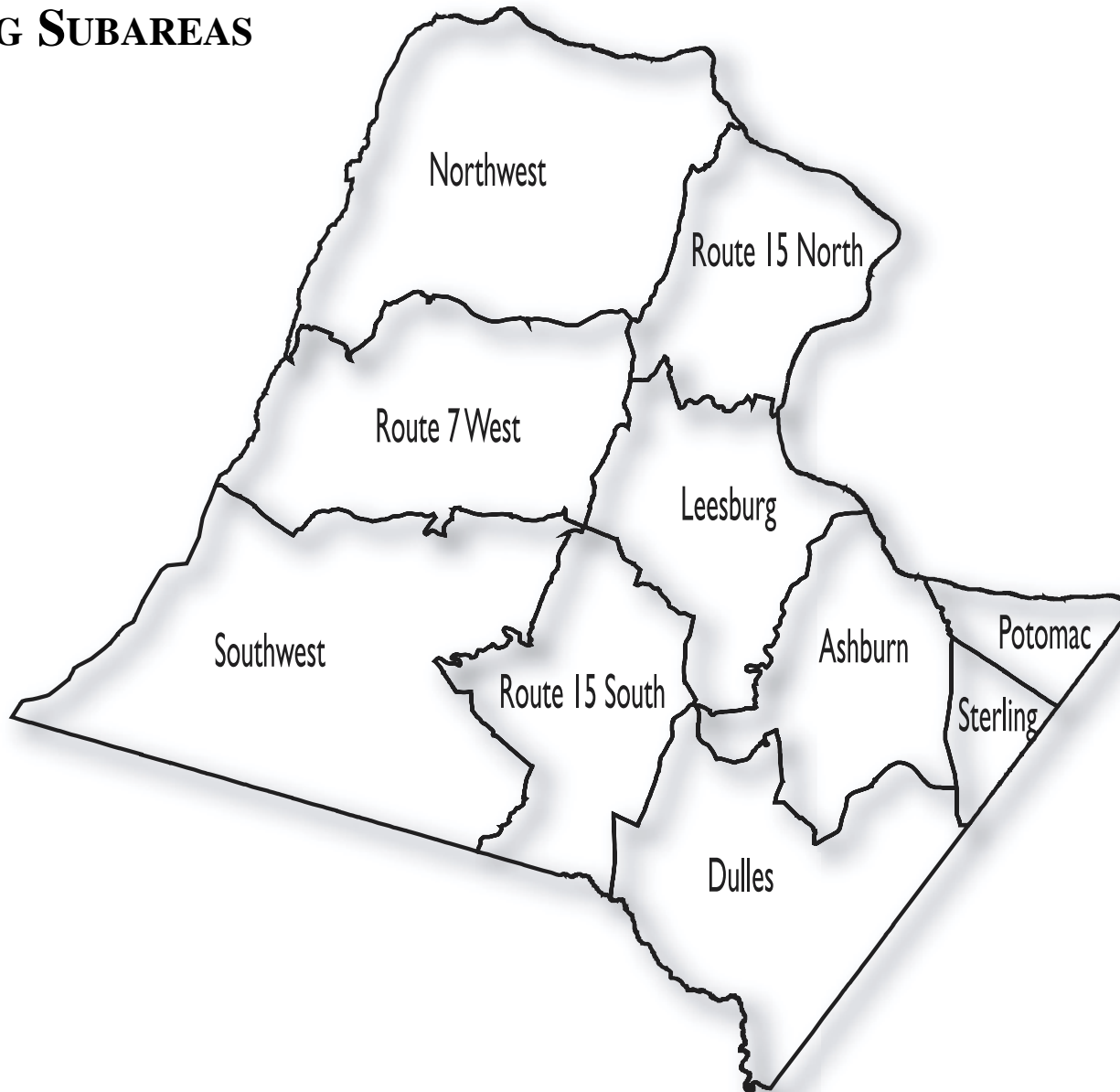
In 2000, the Census Bureau methodology for reporting racial profiles began including the option of selecting more than one race. In 2002, an estimated 2.4 percent of all persons in Loudoun County were more than one race. Between 2000 and 2002, the White population was the fastest growing in Loudoun County, followed by African American and Asian.

**Table II-3.**  
**Race and Ethnic Characteristics of the Population**  
**Loudoun County, Virginia**

Race and Ethnicity	Population		Distribution
	2000	2002	2002
One Race	165,469	191,581	97.6%
White	140,419	162,917	83.0%
Black	11,683	13,487	6.9%
American Indian	358	411	0.2%
Asian	9,067	10,309	5.3%
Pacific Islander	105	116	0.1%
Other	3,837	4,341	2.2%
Two or more races	4,130	4,733	2.4%
<b>Total</b>	<b>169,599</b>	<b>196,314</b>	<b>100.0%</b>
Hispanic (any race)	10,089	11,464	5.8%

*Source: U.S. Bureau of the Census and Loudoun County Economic Development.*

## PLANNING SUBAREAS



# POPULATION OF TOWNS AND PLANNING SUBAREAS

Among the seven incorporated towns within Loudoun County, Purcellville experienced the fastest population growth rate between 2000 and 2002. Planning subareas in Eastern Loudoun County, including Dulles and Ashburn, were the fastest growing.

**Table II-4.**  
**Population of Planning Subareas and Incorporated Towns**  
**Loudoun County, Virginia**

	<b>Population</b>		<b>Distribution</b>	<b>Change 2000-2002</b>	
	<b>2000</b>	<b>2002</b>	<b>2002</b>	<b>Number</b>	<b>Percent</b>
<b>Incorporated Towns</b>					
Hamilton	562	562	1.4%	0	0.0%
Hillsboro	96	96	0.2%	0	0.0%
Leesburg	28,311	32,561	82.2%	4,250	15.0%
Lovettsville	853	853	2.2%	0	0.0%
Middleburg	632	643	1.6%	11	1.8%
Purcellville	3,584	4,394	11.1%	810	22.6%
Round Hill	500	511	1.3%	11	2.2%
<b>Total</b>	<b>34,538</b>	<b>39,621</b>	<b>100.0%</b>	<b>5,083</b>	<b>14.7%</b>
<b>Planning Subareas</b>					
Ashburn	33,581	42,865	21.8%	9,284	27.6%
Dulles	7,795	11,213	5.7%	3,418	43.9%
Leesburg	31,840	39,140	19.9%	7,300	22.9%
Northwest	6,499	7,079	3.6%	580	8.9%
Potomac	39,115	41,245	1.3%	2,130	5.4%
Route 15 North	2,506	2,689	1.2%	183	7.3%
Route 15 South	2,403	2,550	6.3%	147	6.1%
Route 7 West	12,354	14,110	3.1%	1,756	14.2%
Southwest	6,056	6,353	14.0%	297	4.9%
Sterling	27,450	29,069	14.8%	1,619	5.9%
<b>Total</b>	<b>169,599</b>	<b>196,314</b>	<b>100.0%</b>	<b>26,715</b>	<b>15.8%</b>

Source: U.S. Census and Loudoun County Department of Economic Development.

# INCOME

Per capita income in Loudoun County is projected to increase by 3.9 percent annually between 2001 and 2004 reaching \$46,636 by 2004. Average household income in Loudoun County is projected to increase by 3.8 percent annually between 2001 and 2004 reaching \$130,576 by 2004. Incomes in Loudoun County are among the highest in the nation.

**Table II-5.**  
**Per Capita and Household Income**  
**Loudoun County, Virginia**

<b>Income</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Per Capita	\$40,290	\$41,934	\$43,113	\$44,589	\$46,636
Average Household	\$113,460	\$117,994	\$120,979	\$124,913	\$130,576

*Source: Bureau of Economic Analysis and Loudoun County Fiscal Impact Committee.*

*Note: Income in current dollars.*

# LABOR FORCE AND EMPLOYMENT TRENDS OF RESIDENTS

The labor market in Loudoun County increased dramatically during the last ten years. During that period, the resident labor force increased by 77.0 percent while employment by Loudoun residents increased by 77.2 percent. During the last two years, however, labor force growth outpaced employment growth resulting in a higher unemployment rate.

**Table II-6.**  
**Civilian Labor Force Characteristics**  
**Loudoun County, Virginia**

Year	Civilian Labor Force	Employed Persons	Unemployment	
			Number	Rate
1992	56,912	54,525	2,387	4.2%
1993	60,094	58,112	1,982	3.3%
1994	64,473	62,417	2,056	3.2%
1995	69,223	67,287	1,936	2.8%
1996	70,739	69,061	1,678	2.4%
1997	75,010	73,496	1,514	2.0%
1998	83,141	82,100	1,041	1.3%
1999	90,173	89,163	1,010	1.1%
2000	94,734	93,862	872	0.9%
2001	97,935	95,140	2,795	2.9%
2002*	100,739	96,605	4,134	4.1%

Source: Virginia Employment Commission.

\* Average of all 2002 monthly figures.

# AT PLACE EMPLOYMENT AND JOB GROWTH

Loudoun County has demonstrated dramatic job growth for several decades. The latest ten-year period was no exception. Covered employment, which does not include self-employed workers, increased by 146.2 percent between 1992 and 2002. In the latest year, an increase in employment of 1,813 was in contrast to declines in employment nationally.

**Table II-7.**

## At Place Employment by Industry by SIC Loudoun County, Virginia

Standard Industry Classification	Number of Employees										
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Agriculture	1,091	1,374	1,474	1,663	1,406	1,647	1,680	1,756	2,119	2,418	Employment by SIC not available for 2002. See Table II-10.
Mining	126	143	170	183	191	186	238	185	186	198	
Construction	3,840	3,898	4,627	4,822	4,976	5,671	6,588	7,028	8,190	9,983	
Manufacturing	2,501	2,854	2,729	3,847	3,594	3,738	4,224	4,107	4,908	4,359	
Transportation, Communications, Public Utilities	6,550	6,625	7,011	8,162	8,669	9,426	10,773	12,225	13,643	14,711	
Wholesale Trade	1,867	2,097	2,187	2,601	2,609	2,715	2,760	2,950	3,718	3,072	
Retail Trade	6,272	6,724	7,283	8,019	8,514	9,827	10,311	12,569	14,721	16,158	
Finance, Insurance, Real Estate	1,725	1,762	1,871	1,842	1,962	1,977	2,059	1,990	2,174	2,561	
Services	8,940	10,207	11,659	12,237	13,609	15,178	16,436	21,651	24,465	29,983	
Government: State	565	631	648	623	585	630	602	662	709	802	
Government: Local	4,837	4,798	4,988	5,312	5,492	5,856	6,403	7,133	7,947	8,767	
Government: Federal	1,903	2,264	2,364	2,508	3,565	3,881	3,873	4,160	4,268	4,188	
Total	40,217	43,377	47,011	51,819	55,172	60,732	65,947	76,416	87,048	97,200	99,013
New Jobs	356	3,160	3,634	4,808	3,353	5,560	5,215	10,469	10,632	10,152	1,813
Percent Change	0.9%	7.9%	8.4%	10.2%	6.5%	10.1%	8.6%	15.9%	13.9%	11.7%	1.9%

Source: Virginia Employment Commission.

Note: Covered employment; data exclude self-employed. Second quarter data for all years.

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, times series data is not currently available. SIC data through 2001 is being reported on tables 2-7, 2-8, and 2-9. NAICS data is being reported for 2002 on table 2-10.

# BUSINESS ESTABLISHMENTS

In 2002, Loudoun County experienced continued business growth as the number of net new business establishments increased by more than 250. In the latest decade, a majority of that growth took place in the Service and Retail industries. The total number of establishments in Loudoun County exceeded 5,300 in 2002.

**Table II-8.**  
**Business Establishments by Industry**  
**Loudoun County, Virginia**

Standard Industry Classification	Number of Business Establishments*										
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Agriculture	128	135	142	145	147	162	169	167	177	192	Establishments by SIC not available for 2002. See Table II-10.
Mining	5	4	6	6	7	7	8	8	7	8	
Construction	428	446	477	481	475	494	530	545	576	650	
Manufacturing	100	105	108	125	126	125	136	141	146	149	
Transportation, Communications, Public Utilities	110	122	138	163	180	189	218	230	260	273	
Wholesale Trade	176	194	207	218	238	242	262	293	322	351	
Retail Trade	423	438	512	546	561	602	626	683	741	833	
Finance, Insurance, Real Estate	185	190	253	245	255	266	280	295	338	365	
Services	935	1,034	1,155	1,256	1,359	1,499	1,643	1,751	1,924	2,176	
Government: State	21	21	21	20	20	19	19	19	19	20	
Government: Local	17	18	27	28	28	27	26	31	31	31	
Government: Federal	11	14	22	25	26	29	24	23	24	27	
<b>Total</b>	<b>2,539</b>	<b>2,721</b>	<b>3,068</b>	<b>3,258</b>	<b>3,422</b>	<b>3,661</b>	<b>3,943</b>	<b>4,186</b>	<b>4,565</b>	<b>5,075</b>	<b>5,330</b>
New Establishments	50	182	347	190	164	239	282	243	379	510	255

Source: Virginia Employment Commission.

\* The VEC changed the method used to count business establishments, therefore increases from 1993 to 1994 are not comparable.

Note: Covered employment; data exclude self-employed. Second quarter data for all years.

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, times series data is not currently available. SIC data through 2001 is being reported on tables 2-7, 2-8, and 2-9. NAICS data is being reported for 2002 on table 2-10.

# PAYROLL WAGES OF LOUDOUN BUSINESSES

In 2002, the average weekly wage in Loudoun County declined, reversing a decades long upward trend. In 2002, the average weekly wage was \$912, a 3.1 percent decline from 2001. Average weekly wages in Loudoun County did not experience a decline during the 1991 recession.

**Table II-9.**  
**Average Weekly Wages by Industry**  
**Loudoun County, Virginia**

Standard Industry Classification	Average Weekly Wages (Current Dollars)										
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Agriculture	\$367	\$362	\$380	\$352	\$403	\$413	\$410	\$455	\$447	\$489	Weekly Wages by SIC not available for 2002. See Table II-10.
Mining	\$675	\$729	\$732	\$726	\$693	\$743	\$714	\$853	\$918	\$912	
Construction	\$522	\$534	\$562	\$557	\$584	\$588	\$627	\$663	\$712	\$751	
Manufacturing	\$579	\$591	\$595	\$800	\$744	\$799	\$815	\$858	\$802	\$817	
Transportation, Communications, Public Utilities	\$536	\$544	\$544	\$499	\$530	\$537	\$642	\$629	\$666	\$767	
Wholesale Trade	\$791	\$814	\$808	\$861	\$917	\$951	\$972	\$963	\$1,065	\$1,105	
Retail Trade	\$328	\$324	\$317	\$325	\$338	\$360	\$375	\$390	\$417	\$428	
Finance, Insurance, Real Estate	\$604	\$583	\$554	\$586	\$608	\$634	\$679	\$713	\$768	\$924	
Services	\$453	\$483	\$520	\$500	\$527	\$570	\$651	\$1,089	\$1,589	\$1,445*	
Government: State	\$447	\$447	\$439	\$492	\$512	\$505	\$540	\$550	\$573	\$536	
Government: Local	\$516	\$526	\$525	\$504	\$536	\$548	\$572	\$591	\$633	\$689	
Government: Federal	\$931	\$957	\$904	\$855	\$880	\$941	\$1,075	\$1,096	\$1,207	\$1,270	
<b>Weighted Average</b>	<b>\$512</b>	<b>\$525</b>	<b>\$530</b>	<b>\$535</b>	<b>\$560</b>	<b>\$583</b>	<b>\$639</b>	<b>\$768</b>	<b>\$933</b>	<b>\$941</b>	<b>\$912</b>
Change from Previous Year	4.7%	2.5%	1.0%	0.9%	4.7%	4.1%	9.6%	20.2%	21.5%	0.9%	-3.1%

Source: Virginia Employment Commission.

Note: Covered employment; data exclude self-employed. Second quarter data for all years. \* Estimate

Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, times series data is not currently available. SIC data through 2001 is being reported on tables 2-7, 2-8, and 2-9. NAICS data is being reported for 2002 on table 2-10.



# EMPLOYMENT, ESTABLISHMENTS, AND WAGES

In 2002, the Service industry was the largest sector in Loudoun County followed by Transportation & Communication, Retail Sales, and Information. Loudoun was among the national leaders in its share of employment in the Information industry in that year.

**Table II-10.**

## **Establishments, Employment, and Average Weekly Wages by NAICS Industry, 2002 Loudoun County, Virginia**

<b>North American Industry Classification System</b>	<b>Establishments</b>	<b>Employment</b>	<b>Average Employees Per Establishment</b>	<b>Average Weekly Wages</b>
Agricultural, Forestry, Fishing	69	430	6	\$549
Mining	8	185	23	\$1,026
Utilities	5	105	21	\$1,037
Construction	708	10,409	15	\$785
Manufacturing	131	4,128	32	\$909
Wholesale Trade	338	2,812	8	\$1,052
Retail Trade	634	10,957	17	\$472
Transportation & Communication	198	11,450	58	\$715
Information	141	10,641	75	\$2,118
Finance, Insurance, Real Estate	401	2,974	7	\$934
Services	2,621	30,123	11	\$762
Government: State	19	800	42	\$556
Government: Local	31	9,901	319	\$736
Government: Federal	26	4,098	158	\$1,348
<b>Total All Industries</b>	<b>5,330</b>	<b>99,013</b>	<b>19</b>	<b>\$912</b>

*Source: Virginia Employment Commission.*

*Note: Covered employment; data exclude self-employed. Second quarter data.*

*Beginning in 2002, all employment, establishment, and wage data from the Virginia Employment Commission is being reported in the NAICS system as opposed to the SIC system. An effort to create a bridge to convert data from one system to the other is currently underway at the state level. Due to this change, historic data is not currently available. Establishment, employment, and wage data under the NAICS system is displayed on this table.*

# MAJOR EMPLOYERS

Loudoun's largest employers, those with 100 or more employees, are presented. Air transportation and technology related employment comprise a significant share of Loudoun's major businesses.

**Table II-11.**  
**Major Employers, Second Quarter 2002**  
**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
America Online Inc.	Business services	1,000-4,999
Atlantic Coast Airlines (ACA United Express)	Transportation by air	1,000-4,999
Federal Aviation Administration	Government	1,000-4,999
United Air Lines Inc.	Transportation by air	1,000-4,999
Worldcom UUnet Mirror, LLC	Business services	1,000-4,999
Aerolink Transportation	Local and interurban passenger transportation	500-999
Benchmark Conf. Resort Inc. (Founders Inn & Lansdowne Resort)	Hotels, rooming houses, camps, and other lodging places	500-999
Cable & Wireless Inc.	Communications	500-999
Loudoun Hospital Center	Health services	500-999
Mastec North America Inc.	Heavy construction other than buildings construction--contractors	500-999
Metro Washington Airports Authority	Government	500-999
Orbital Sciences Corporation	Transportation equipment	500-999
Sky Chefs Inc.	Eating and drinking places	500-999
Toll Bros Inc.	Building construction--general contractors and operative builders	500-999
United Parcel Service Inc.	Transportation by air	500-999
Wal Mart Associates Inc.	General merchandise stores	500-999
Air Force Retired Officer (Falcon's Landing)	Health services	250-499
Airline Tariff Publishers Inc.	Business services	250-499
American Airlines Inc.	Transportation by air	250-499
Barber & Ross Co.	Lumber and wood products	250-499
Club Demonstration Service Inc.	Business services	250-499
Costco Wholesale	General merchandise stores	250-499
Dynaletric Company Inc.	Construction--Special trade contractors	250-499
Dynamic Details Inc. of VA	Electronic and other electric equipment	250-499
Federal Express Corp.	Transportation by air	250-499
Food Lion Inc.	Food stores	250-499

# MAJOR EMPLOYERS, CONTINUED

**Table II-11.**  
**Major Employers, Second Quarter 2002**  
**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
Gemini Air Cargo Inc.	Transportation by air	250-499
Giant of Maryland Inc.	Food stores	250-499
Home Depot USA Inc.	Building materials, hardware, garden supply, and mobile home dealers	250-499
Loudoun Medical Group PC	Health services	250-499
Marriott Hotel Services Inc.	Hotels, rooming houses, camps, and other lodging places	250-499
May Department Stores Co.	General merchandise stores	250-499
National Association of Letter Carriers	Insurance carriers	250-499
Prospect Waterproofing Co.	Construction--Special trade contractors	250-499
Southland Concrete Corp.	Building construction--general contractors and operative builders	250-499
Telos Corp.	Business services	250-499
ABC Washington Dulles LLC	Wholesale trade - durable goods	100-249
Adecco North America LLC	Business services	100-249
Airway Sheet Metal Co. Inc.	Construction--Special trade contractors	100-249
Allen Telecom Inc. (Comsearch Division)	Engineering, accounting, research, management, and related services	100-249
American Security Program Inc.	Business services	100-249
Aramark Facility Services Inc.	Business services	100-249
Arcom Publishing Inc.	Printing and publishing	100-249
Best Buy Stores LP	Home furniture, furnishings, and equipment stores	100-249
Chambers Enterprises (Grayson Hauling)	Motor freight transportation and warehousing	100-249
Chapel Valley Landscape Co.	Agricultural services	100-249
Chas H. Tompkins Co.	Building construction--general contractors and operative builders	100-249
Commonwealth Of Virginia (VPI Extension)	Educational services	100-249
Commonwealth Recreation (Ashburn Ice House)	Amusement and recreation services	100-249
Computer Sciences Corp.	Business services	100-249
DDD Co.	Engineering, accounting, research, management, and related services	100-249
Deutsche Post Global Mail	Transportation services	100-249
Draper & Goldberg PLLC	Legal services	100-249
Eastern Electrical Inc.	Construction--Special trade contractors	100-249
Electronic Instrument & T Inc.	Electronic and other electric equipment	100-249
FGM Inc.	Business services	100-249
First American Default MG	Business services	100-249

# MAJOR EMPLOYERS, CONTINUED

**Table II-11.**

**Major Employers, Second Quarter 2002**

**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
Franklin Property Company (Holiday Inn - Dulles)	Hotels, rooming houses, camps, and other lodging places	100-249
G & D America Inc.	Miscellaneous repair services	100-249
G & G Retail Inc.	Apparel and accessory stores	100-249
H. C. M. F. Corp.	Health services	100-249
Henry's Automobile Auction	Wholesale trade - durable goods	100-249
Herndon Motor Company Inc. (Koons Sterling Ford)	Automotive dealers and gasoline service stations	100-249
Home School Legal Defense	Membership organizations	100-249
Host International Inc.	Eating and drinking places	100-249
Hunt Leigh USA Corp.	Transportation by air	100-249
J. K. Moving & Storage Inc.	Motor freight transportation and warehousing	100-249
JC Penney Co. Inc.	General merchandise stores	100-249
Kohl Corp.	General merchandise stores	100-249
L.F. Jennings Inc.	Building construction--general contractors and operative builders	100-249
Long Fence Company Inc.	Construction--Special trade contractors	100-249
Loudoun Long Term Care Inc.	Health services	100-249
Loudoun Stairs Inc.	Lumber and wood products	100-249
Lowes Home Centers Inc.	Building materials, hardware, garden supply, and mobile home dealers	100-249
Marberga Management Inc.	Eating and drinking places	100-249
Mazur & Myer Inc. (The Furniture Store)	Home furniture, furnishings, and equipment stores	100-249
Meadows Farms Inc.	Agricultural services	100-249
Messier Services America Inc.	Transportation by air	100-249
Mid Atlantic Pipeliners Inc.	Heavy construction other than buildings construction--contractors	100-249
Middleburg National Bank	Depository institutions	100-249
Miller And Long Co. Inc.	Construction--Special trade contractors	100-249
National Childrens Rehab. (Graydon Manor)	Health services	100-249
National Electronics Warr Corp.	Insurance carriers	100-249
Network Access Solutions Inc.	Business services	100-249
NFC U.S. Dept. Of Treasury	Government	100-249
NLX Corp.	Business services	100-249
Northwest Airlines Inc.	Transportation by air	100-249
OS Restaurant Services Inc. (Outback Steakhouse)	Eating and drinking places	100-249

# MAJOR EMPLOYERS, CONTINUED

**Table II-11.**  
**Major Employers, Second Quarter 2002**  
**Loudoun County, Virginia**

<b>Company Name</b>	<b>Industry Description*</b>	<b>Employment Range</b>
Patrick Henry College	Educational services	100-249
Piedmont Behavioral Health	Health services	100-249
Pro Football Inc. (Washington Redskins)	Amusement and recreation services	100-249
PSInet Inc.	Business services	100-249
R.B. Hinkle Construction Inc.	Heavy construction other than buildings construction--contractors	100-249
Rehau Inc.	Rubber and miscellaneous plastics products	100-249
Reston Limousine & Travel Inc.	Local and interurban passenger transportation	100-249
S A Halac Iron Works Inc.	Construction--Special trade contractors	100-249
Scheduled Airline Traffic Inc. (Sato Travel)	Transportation services	100-249
Sears Roebuck & Co. Inc.	General merchandise stores	100-249
Shoppers Food Warehouse	Food stores	100-249
Sunrise Terrace Inc.	Social services	100-249
Superior Iron Works Inc.	Fabricated metal products	100-249
Sweetwater LTC LLC	Eating and drinking places	100-249
Target Corp.	General merchandise stores	100-249
The Cube Corp.	Engineering, accounting, research, management, and related services	100-249
U.S. Air Inc.	Transportation by air	100-249
U.S. Dept. Of Transportation (FHA)	Government	100-249
U.S. Postal Service	Government	100-249
United Litho Inc.	Printing and publishing	100-249
Vastera Inc.	Business services	100-249
Village Landscapes & Irri. Inc.	Agricultural services	100-249
WTS International Inc.	Amusement and recreation services	100-249
Xerox Corp.	Wholesale trade - durable goods	100-249

*Source: Virginia Employment Commission.*

*\*Industries are self reported.*

*Note: local government employment excluded.*

# HOUSING INVENTORY

In 2002, Loudoun County's current residential inventory was 73,006 units. Single-family detached units are estimated to account for 54.1 percent of all units. Single-family attached units have been growing at the fastest rate among all housing units in Loudoun County in the current decade.

**Table II-12.**  
**Housing Stock by Type**  
**Loudoun County, Virginia**

Type of Unit	Housing Units		Distribution	Change 2000-2002	
	2000	2002	2002	Number	Percent
Single Family Detached	34,974	39,503	54.1%	4,529	12.9%
Single Family Attached	15,270	19,246	26.4%	3,976	26.0%
Multifamily	11,916	14,257	19.5%	2,341	19.6%
<b>Total</b>	<b>62,160</b>	<b>73,006</b>	<b>100.0%</b>	<b>10,846</b>	<b>17.4%</b>

Source: U.S. Bureau of the Census and Loudoun County Department of Economic Development.

# COMPLETED RESIDENTIAL SUBDIVISIONS

This table provides a detailed baseline of housing types in large, completed subdivisions.

**Table II-13.**  
**Housing Units for Completed Subdivisions (>50 Units), 2002**  
**Loudoun County, Virginia**

Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total	Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Alexan at Ryan Corner	Ashburn	0	0	339	339	Courts of Ashburn	Ashburn	59	32	0	91
Alexandra's Grove	Ashburn	138	0	0	138	Crestwood Hamlet	Leesburg	49	154	0	203
Ashbriar	Ashburn	77	65	0	142	Dobbins Creek Hamlet	Northwest	27	0	0	27
Ashleigh	Ashburn	59	0	0	59	Dominion Station	Sterling	0	496	216	712
Ashburn Farm	Ashburn	1,743	1,488	561	3,792	Dominion Valley	Rt. 7 West	0	0	61	61
Ashton Downs ( <i>Stonegate</i> )	Leesburg	127	0	0	127	Dominion View	Sterling	57	50	0	107
Bellemeade Farms	Leesburg	0	0	316	316	Environs	Potomac	331	0	0	331
Belmont Ridge	Ashburn	173	0	0	173	Evan's Ridge	Leesburg	0	0	150	150
Brandon	Leesburg	0	234	0	234	Exeter	Leesburg	445	492	0	937
Breckinridge	Leesburg	0	52	0	52	Fairfield Residential at Silo Creek	Ashburn	0	0	284	284
Brookmeade	Leesburg	0	0	126	126	Fieldstone	Leesburg	0	0	384	384
Cabin Branch Forest	Sterling	77	0	0	77	Forest Ridge	Sterling	498	0	0	498
Cameron Chase	Ashburn	88	0	0	88	Fort Beauregard	Leesburg	0	52	0	52
Cardinal Glen	Potomac	185	0	0	185	Fox Chapel	Leesburg	0	0	306	306
Carisbrooke	Ashburn	53	160	0	213	Fox Creek	Sterling	0	282	0	282
Carrvale	Leesburg	169	0	0	169	Fox Creek ( <i>Carnaby Square</i> )	Leesburg	0	75	0	75
Cascades Commons	Potomac	0	0	320	320	Fox Meadow	Northwest	58	0	0	58
Catoctin Meadows	Rt. 7 West	73	0	0	73	Foxchase	Leesburg	0	0	246	246
Cavalier Arms	Leesburg	0	0	88	88	Foxlee	Sterling	111	0	0	111
Cedar Walk	Leesburg	0	60	0	60	Foxridge	Leesburg	208	0	0	208
Chase Heritage	Leesburg	0	0	236	236	Gardner Meadows	Rt. 7 West	46	0	0	46
Chatham Green	Sterling	0	0	196	196	Glen, The	Leesburg	0	0	134	134
Church Mills	Sterling	249	0	0	249	Great Falls Chase	Potomac	106	323	0	429
Connemara Woods	Sterling	55	0	0	55	Great Falls Forest	Potomac	319	0	0	319
Country Club Green	Leesburg	0	0	232	232	Greenway Farm	Leesburg	252	156	0	408
CountrySide	Potomac	1,253	1,184	0	2,437	Hamilton Acres	Rt. 7 West	89	0	0	89

# COMPLETED RESIDENTIAL SUBDIVISIONS, CONTINUED

**Table II-13.**  
**Housing Units for Completed Subdivisions (>50 Units), 2002**  
**Loudoun County, Virginia**

Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total	Subdivision Name	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Hamilton Knolls	Rt. 7 West	62	0	0	62	Providence Village	Sterling	0	389	0	389
Heritage Square	Leesburg	0	259	0	259	Richland Acres	Potomac	92	0	0	92
Hillwood Estates	Rt. 7 West	88	0	0	88	River Crest	Potomac	110	14	0	124
Hunington Ridge	Potomac	0	250	0	250	Rockhill Center Estates	Sterling	34	40	0	74
Hunters Crossing	Leesburg	0	0	164	164	Rolling Ridge	Sterling	0	182	0	182
Kingsbridge	Rt. 7 West	99	0	0	99	Rolling Woods	Sterling	50	0	0	50
Kingschase	Leesburg	0	74	0	74	Seneca Chase	Potomac	131	0	0	131
Leesburg Commons	Leesburg	0	0	153	153	Seneca Ridge	Potomac	182	0	0	182
Leesburg Country Club	Leesburg	409	0	0	409	Silver Oaks/Oak View	Leesburg	487	0	0	487
Leesburg Gateway	Leesburg	0	0	156	156	South Townhomes	Sterling	0	332	0	332
Loudoun Hills	Leesburg	0	123	0	123	Spring Grove Farm	Sterling	291	0	0	291
Main Street Village	Rt. 7 West	0	168	0	168	Sterling Park	Sterling	3,080	0	0	3,080
Manor Apartments, The	Leesburg	0	0	194	194	Sugarland Run	Potomac	976	785	0	1,761
Manors of Leesburg	Leesburg	55	0	0	55	Tall Oaks <i>(Beard Property)</i>	Sterling	2	142	0	144
Mayfair Commons	Leesburg	0	0	248	248	The Regency	Ashburn	143	0	0	143
Moncks Corner	Sterling	0	0	102	102	The Ridges at Ashburn	Ashburn	132	177	0	309
Muirfield Woods	Sterling	0	0	156	156	Timberbrooke	Ashburn	59	0	0	59
Newberry	Sterling	0	0	697	697	Townes of Vanderbilt	Leesburg	108	0	108	216
North Riding	Dulles	45	0	0	45	Trailside	Sterling	0	230	0	230
Oak Tree	Sterling	177	0	0	177	Tuscarora Creek	Leesburg	0	0	121	121
Old Sterling Gables	Sterling	0	111	0	111	University Center	Ashburn	0	371	2,017	2,388
Page Brook Village	Leesburg	0	70	0	70	Villages at Purcellville	Rt. 7 West	90	0	0	90
Pembroke	Sterling	0	106	292	398	Villas At Countryside	Potomac	0	0	102	102
Potomac View	Potomac	0	0	192	192	Woodland Village	Sterling	89	0	0	89
Prospect Hills	Leesburg	172	0	0	172	Woodstone	Sterling	0	0	402	402

Source: Loudoun County Department of Economic Development.



# HOUSING SALES AND PRICES

In 2002, almost 9,500 housing units were sold in Loudoun County for an average price of about \$324,400. Among the units sold, 46 percent were single-family detached, 42 percent were single-family attached, and the remaining 12 percent were condominiums. Sales prices for single-family detached units have increased the most in the last decade.

**Table II-14.**  
**Housing Sales by Type**  
**Loudoun County, Virginia**

<b>Unit Type</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
<b>Number of Units Sold</b>											
Single Family Detached	1,837	2,415	2,377	2,151	2,561	3,006	3,625	4,228	4,433	3,940	4,409
Single Family Attached	1,027	1,336	1,293	1,543	1,483	1,642	2,032	2,706	3,436	4,024	3,963
Condominium	354	518	416	476	353	373	570	581	910	1,146	1,124
<b>All Units</b>	<b>3,218</b>	<b>4,269</b>	<b>4,086</b>	<b>4,170</b>	<b>4,397</b>	<b>5,021</b>	<b>6,227</b>	<b>7,515</b>	<b>8,779</b>	<b>9,110</b>	<b>9,496</b>
Change From Previous Year	27.2%	32.7%	-4.3%	2.1%	5.4%	14.2%	24.0%	20.7%	16.8%	3.8%	4.2%
<b>Average Price of Units Sold</b>											
Single Family Detached	\$208,928	\$215,460	\$222,003	\$229,515	\$239,569	\$246,772	\$264,715	\$290,851	\$346,205	\$396,016	\$427,199
Single Family Attached	\$143,131	\$145,958	\$145,957	\$155,007	\$150,687	\$154,032	\$156,092	\$165,590	\$188,679	\$228,150	\$253,754
Condominium	\$94,051	\$93,364	\$103,458	\$99,474	\$101,319	\$100,629	\$133,572	\$117,686	\$134,958	\$143,159	\$170,584
<b>All Units</b>	<b>\$175,292</b>	<b>\$178,894</b>	<b>\$185,869</b>	<b>\$187,101</b>	<b>\$198,492</b>	<b>\$205,587</b>	<b>\$217,265</b>	<b>\$232,359</b>	<b>\$262,654</b>	<b>\$290,059</b>	<b>\$324,440</b>
Change From Previous Year	3.0%	2.1%	3.9%	0.7%	6.1%	3.6%	5.7%	6.9%	13.0%	10.4%	11.9%

Source: Loudoun County Department of Financial Services. Compiled by Department of Economic Development.

# RESIDENTIAL BUILDING PERMIT TRENDS

In 2002, 5,976 building permits for new residential units were issued. Approximately 48 percent of all permits were for single-family detached units, 26.9 percent were for single-family attached units, and 25.0 percent were for multifamily units. During the last decade, multifamily units have represented an increasingly large share of the total number of permits.

**Table II-15.**  
**Residential Building Permits Issued for New Units by Type**  
**Loudoun County, Virginia**

Year	Single Family Detached		Single Family Attached		Multifamily		All Units
	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	
1992	1,369	56.4%	942	38.8%	115	4.7%	2,426
1993	1,610	51.9%	1,175	37.9%	319	10.3%	3,104
1994	1,723	44.8%	1,339	34.8%	786	20.4%	3,848
1995	1,382	51.5%	1,066	39.7%	238	8.9%	2,686
1996	1,646	53.9%	1,065	34.8%	345	11.3%	3,056
1997	1,904	54.3%	1,278	36.5%	323	9.2%	3,505
1998	2,384	45.2%	1,527	29.0%	1,363	25.8%	5,274
1999	2,746	46.9%	1,817	31.0%	1,289	22.0%	5,852
2000	2,680	43.7%	2,377	38.8%	1,077	17.6%	6,134
2001	1,827	38.8%	1,578	33.5%	1,307	27.7%	4,712
2002	2,874	48.1%	1,608	26.9%	1,494	25.0%	5,976
<b>1992-2002</b>	<b>22,145</b>	<b>47.5%</b>	<b>15,772</b>	<b>33.9%</b>	<b>8,656</b>	<b>18.6%</b>	<b>46,573</b>

Source: Loudoun County Department of Economic Development.

# RESIDENTIAL GROWTH IN TOWNS AND PLANNING SUBAREAS

Among the incorporated towns in Loudoun County, nearly all the residential building permits issued in 2002 were in Leesburg and Purcellville. Among the planning subareas, nearly 55 percent of all residential building permits issued in 2002 were for the Ashburn subarea. The Leesburg subarea accounted for an additional 18.5 percent of all permits issued.

**Table II-16.**  
**Residential Building Permits Issued for Towns and Planning Subareas, 2002**  
**Loudoun County, Virginia**

	Permits Issued for New Units				Distribution
	Single Family Detached	Single Family Attached	Multifamily	Total	
Incorporated Towns					
Hamilton	0	0	0	0	0.0%
Hillsboro	0	0	0	0	0.0%
Leesburg	351	229	4	584	80.1%
Lovettsville	4	0	0	4	0.5%
Middleburg	0	0	0	0	0.0%
Purcellville	117	21	2	140	19.2%
Round Hill	1	0	0	1	0.1%
Total	473	250	6	729	100.0%
Planning Subareas					
Ashburn	1,253	634	1,388	3,275	54.8%
Dulles	368	255	28	651	10.9%
Leesburg	588	512	4	1,104	18.5%
Northwest	118	0	0	118	2.0%
Potomac	81	95	0	176	2.9%
Route 15 North	57	0	0	57	1.0%
Route 15 South	20	0	0	20	0.3%
Route 7 West	303	57	4	364	6.1%
Southwest	55	0	0	55	0.9%
Sterling	31	55	70	156	2.6%
Total	2,874	1,608	1,494	5,976	100.0%

Source: Loudoun County Department of Economic Development.

# RESIDENTIAL CONSTRUCTION TRENDS BY SUBAREA

Since 1992, 37.5 percent of all residential building permits issued for new residential units have been for projects in the Ashburn subarea. Between 2001 and 2002, the total number of permits issued increased in every subarea with the exception of the Leesburg and Potomac subareas.

**Table II-17.**

## **Residential Building Permits Issued by Planning Subarea Loudoun County, Virginia**

<b>Planning Subarea</b>	<b>Number of Permits for New Units</b>											<b>Total</b>	<b>Distribution</b>
	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>1992-2002</b>	<b>1992-2002</b>
Ashburn	936	1,071	1,263	759	948	1,262	1,946	2,236	1,955	1,817	3,275	17,468	37.5%
Dulles	5	3	1	227	429	504	684	746	679	504	651	4,433	9.5%
Leesburg	423	477	633	557	459	619	765	911	1,435	1,330	1,104	8,713	18.7%
Northwest	13	13	62	42	45	46	73	101	120	77	118	710	1.5%
Potomac	621	1,204	1,394	812	708	499	990	817	793	477	176	8,491	18.2%
Route 15 North	11	9	18	28	23	51	58	31	31	31	57	348	0.7%
Route 15 South	24	18	10	23	27	24	27	29	36	14	20	252	0.5%
Route 7 West	82	129	143	88	122	271	267	297	381	326	364	2,470	5.3%
Southwest	19	21	52	33	72	49	50	71	75	26	55	523	1.1%
Sterling	292	159	272	117	223	180	414	613	629	110	156	3,165	6.8%
<b>Total</b>	<b>2,426</b>	<b>3,104</b>	<b>3,848</b>	<b>2,686</b>	<b>3,056</b>	<b>3,505</b>	<b>5,274</b>	<b>5,852</b>	<b>6,134</b>	<b>4,712</b>	<b>5,976</b>	<b>46,573</b>	<b>100.0%</b>

*Source: Loudoun County Department of Economic Development.*

# NEW RESIDENTIAL CONSTRUCTION BY PROJECT

Residential building permits by unit type issued in 2002 are listed by project or subdivision. The subdivisions of Broadlands and Lansdowne experienced significant development in 2002.

**Table II-18.**

## **Residential Building Permits Issued by Project/Subdivision, 2002 Loudoun County, Virginia**

<b>Project/Subdivision</b>	<b>Planning Subarea</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi- Family</b>	<b>Total</b>
Ashbrook	Ashburn	0	0	398	398
Ashburn Station	Ashburn	19	0	0	19
Ashburn Village	Ashburn	5	235	132	372
Ashley Springs	Southwest	10	0	0	10
Beacon Hill	Leesburg	55	0	0	55
Beauregard Heights	Leesburg	6	0	0	6
Belmont	Ashburn	166	23	0	189
Belmont Glen	Ashburn	30	0	0	30
Belmont Greene	Ashburn	56	44	104	204
Brambleton	Ashburn	198	81	28	307
Bridle Ridge	Dulles	29	0	0	29
Broadlands	Ashburn	305	60	292	657
Cascades	Potomac	6	10	0	16
Cedar Ridge	Ashburn	18	0	0	18
Community Church	Sterling	0	0	70	70
Cortland Square	Rt. 7 West	4	21	0	25
Courts Of St. Francis	Rt. 7 West	12	0	0	12
Deerfield	Northwest	27	0	0	27
Dobbins Creek Hamlet	Northwest	27	0	0	27
Dry Mill	Leesburg	0	6	0	6
Ecovillage	Northwest	1	0	0	1
Eden Tract	Potomac	20	0	0	20
Edward's Landing	Leesburg	64	74	0	138

<b>Project/Subdivision</b>	<b>Planning Subarea</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi- Family</b>	<b>Total</b>
Emerald Park Estates	Leesburg	1	0	0	1
Estates of Forest Ridge	Ashburn	25	0	0	25
Exeter Hills	Leesburg	25	0	0	25
Fairfield Residential at Silo Creek	Ashburn	0	0	284	284
Farmwell Hunt	Ashburn	13	0	0	13
Forest Manor	Ashburn	26	0	0	26
Gardner Meadows	Rt. 7 West	46	0	0	46
Golden Springs	Rt. 7 West	4	0	0	4
Groveswood	Sterling	0	55	0	55
Hamilton Station Estates	Rt. 7 West	16	0	0	16
Hamlet at Leesburg	Leesburg	0	0	4	4
Jefferson Village	Potomac	0	85	0	85
Jonella Farm	Rt. 7 West	1	0	0	1
Kincaid Forest	Leesburg	76	37	0	113
Lansdowne	Ashburn	236	126	178	540
Lee's Crossing	Rt. 15 North	3	0	0	3
Lenah Run	Dulles	53	0	0	53
Light Ridge	Rt. 7 West	6	0	0	6
Locust Grove	Rt. 7 West	51	0	0	51
Loudoun Parkway Center	Ashburn	0	89	0	89
Loudoun Valley Estates	Ashburn	147	57	0	204
Marches, The	Dulles	13	0	0	13
North Riding	Dulles	45	0	0	45

# NEW RESIDENTIAL CONSTRUCTION BY PROJECT, CONTINUED

**Table II-18.**  
**Residential Building Permits Issued by Project/Subdivision, 2002**  
**Loudoun County, Virginia**

<b>Project/Subdivision</b>	<b>Planning Subarea</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Multi- Family</b>	<b>Total</b>
Northlake	Leesburg	22	33	0	55
Old Dominion Valley	Rt. 7 West	39	0	0	39
Orchards At Round Hill	Rt. 7 West	1	0	0	1
Potomac Crossing	Leesburg	59	16	0	75
Potomac Station	Leesburg	76	0	0	76
Quail Pond Estates	Ashburn	23	0	0	23
Raspberry Falls	Rt. 15 North	32	0	0	32
River Bank Woods	Potomac	42	0	0	42
River Creek	Leesburg	58	82	0	140
Shenstone	Leesburg	29	0	0	29
South Riding	Dulles	159	171	0	330
Spring Lakes	Leesburg	63	168	0	231
Sterling Associates	Sterling	31	0	0	31
Stone Eden Farm	Rt. 7 West	14	0	0	14
Stone Ridge	Dulles	3	3	0	6
Stoneleigh	Rt. 7 West	3	0	0	3
Stratford (Stowers)	Leesburg	49	33	0	82
Tall Cedar Estates	Dulles	2	0	0	2
Tavistock Farms	Leesburg	0	61	0	61
Taylorstown Meadows	Northwest	4	0	0	4
Vantage Pointe	Ashburn	34	0	0	34
Villages at Round Hill	Rt. 7 West	78	36	2	116
Waterford View Estates	Northwest	4	0	0	4
Wheatland Estates	Northwest	3	0	0	3
Willowin Farm	Southwest	10	0	0	10
Other		191	2	2	195
<b>Total</b>		<b>2,874</b>	<b>1,608</b>	<b>1,494</b>	<b>5,976</b>

Source: Loudoun County Department of Economic Development.

# APPROVED RESIDENTIAL PROJECTS

More than 145 major projects totaling 73,376 units have been approved in Loudoun County. As of January 1, 2003, building permits have been issued for 32,479 units, leaving 40,897 to be built.

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/03				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Ashburn</b>	<b>9,389</b>	<b>8,233</b>	<b>11,149</b>	<b>28,771</b>	<b>4,792</b>	<b>4,079</b>	<b>3,750</b>	<b>12,621</b>	<b>4,597</b>	<b>4,154</b>	<b>7,399</b>	<b>16,150</b>	<b>44%</b>
Ashbrook	225	131	550	906	0	0	398	398	225	131	152	508	44%
Ashburn Manor	54	13	0	67	49	11	0	60	5	2	0	7	90%
Ashburn Run	47	0	0	47	45	0	0	45	2	0	0	2	96%
Ashburn Station	39	0	0	39	19	0	0	19	20	0	0	20	49%
Ashburn Village	1,489	2,424	1,142	5,055	1,475	2,307	871	4,653	14	117	271	402	92%
Belmont	886	849	198	1,933	439	284	0	723	447	565	198	1,210	37%
Belmont Glen	49	0	0	49	30	0	0	30	19	0	0	19	61%
Belmont Greene ( <i>Belmont Forest</i> )	416	182	300	898	416	142	148	706	0	40	152	192	79%
Belmont Station	79	0	0	79	0	0	0	0	79	0	0	79	0%
Bles / Weller	142	20	0	162	0	0	0	0	142	20	0	162	0%
Bodmer Property	0	63	0	63	0	0	0	0	0	63	0	63	0%
Broadlands	1,946	1,225	612	3,783	1,307	517	532	2,356	639	708	80	1,427	62%
Cedar Ridge	64	10	0	74	18	0	0	18	46	10	0	56	24%
Churchill Meadows	266	0	0	266	0	0	0	0	266	0	0	266	0%
Estates of Forest Ridge	78	0	0	78	25	0	0	25	53	0	0	53	32%
Farmwell Hunt ( <i>Ashburn Commons, Ashburn Center</i> )	345	234	175	754	345	234	161	740	0	0	14	14	98%
Flynn's Crossing ( <i>Ryan Park Center</i> )	0	262	216	478	0	104	208	312	0	158	8	166	65%
Forest Manor	74	0	0	74	40	0	0	40	34	0	0	34	54%
Lakes at Belle Terra, The	66	0	0	66	0	0	0	0	66	0	0	66	0%
Lansdowne ( <i>remainder in Leesburg</i> )	1,222	845	2,986	5,053	285	126	1,432	1,843	937	719	1,554	3,210	36%
Loudoun Parkway Center	200	320	320	840	50	297	0	347	150	23	320	493	41%
Loudoun Valley Estates ( <i>Broad Run Meadows, Loudoun Valley Preserve</i> )	833	288	0	1,121	184	57	0	241	649	231	0	880	21%
Loudoun Valley Reserve ( <i>Broad Run</i> )	351	0	0	351	0	0	0	0	351	0	0	351	0%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/03				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Ashburn (continued)														
Moorfield Station	50	1,300	4,650	6,000	0	0	0	0	50	1,300	4,650	6,000	0%	
Overlook @ Beaverdam Creek	110	0	0	110	0	0	0	0	110	0	0	110	0%	
Park at Belle Terra, The	106	0	0	106	0	0	0	0	106	0	0	106	0%	
Potter Property, The	0	67	0	67	0	0	0	0	0	67	0	67	0%	
Quail Pond Estates	50	0	0	50	23	0	0	23	27	0	0	27	46%	
Runyon Property	23	0	0	23	0	0	0	0	23	0	0	23	0%	
Trask	35	0	0	35	0	0	0	0	35	0	0	35	0%	
Vantage Pointe	71	0	0	71	41	0	0	41	30	0	0	30	58%	
Waxpool Village	21	0	0	21	0	0	0	0	21	0	0	21	0%	
Wild Meadow	52	0	0	52	1	0	0	1	51	0	0	51	2%	
Dulles	9,520	6,446	2,861	18,827	2,253	1,748	503	4,504	7,267	4,698	2,358	14,323	24%	
Blue Spring Farm	66	0	0	66	0	0	0	0	66	0	0	66	0%	
Blue Springs View	125	0	0	125	0	0	0	0	125	0	0	125	0%	
Brambleton	3,050	2,815	375	6,240	198	81	28	307	2,852	2,734	347	5,933	5%	
Bridle Ridge	44	0	0	44	29	0	0	29	15	0	0	15	66%	
Cedar Crest	162	0	0	162	0	0	0	0	162	0	0	162	0%	
Dean	24	0	0	24	0	0	0	0	24	0	0	24	0%	
East Riding Estates	45	0	0	45	0	0	0	0	45	0	0	45	0%	
Estates at Elk Lick Downs, The	244	0	0	244	0	0	0	0	244	0	0	244	0%	
Estates On Elk Run	53	0	0	53	0	0	0	0	53	0	0	53	0%	
Huntley Meadows	51	0	0	51	0	0	0	0	51	0	0	51	0%	
Kirkpatrick Farms	953	248	216	1,417	0	0	0	0	953	248	216	1,417	0%	
Lenah Run (Lenah Farm)	255	0	0	255	134	0	0	134	121	0	0	121	53%	
Marantha Farm	33	0	0	33	0	0	0	0	33	0	0	33	0%	
Marches, The	32	0	0	32	13	0	0	13	19	0	0	19	41%	
Park Royal	85	0	0	85	0	0	0	0	85	0	0	85	0%	
Pinebrooke Estates	132	0	0	132	0	0	0	0	132	0	0	132	0%	



# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name *	Total Approved Units				Units Built or Permitted as of 1/1/03				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Dulles (continued)														
Poland Road Property	227	33	0	260	0	0	0	0	227	33	0	260	0%	
Providence Ridge	63	0	0	63	0	0	0	0	63	0	0	63	0%	
Ridings at Blue Spring, The	295	0	0	295	0	0	0	0	295	0	0	295	0%	
Rossprory Estates	21	0	0	21	0	0	0	0	21	0	0	21	0%	
South Riding (Katama Woods)	2,415	2,100	1,200	5,715	1,874	1,664	475	4,013	541	436	725	1,702	70%	
South Village	118	133	0	251	0	0	0	0	118	133	0	251	0%	
Stone Ridge	626	1,096	1,070	2,792	3	3	0	6	623	1,093	1,070	2,786	0%	
Tall Cedar Estates	70	0	0	70	2	0	0	2	68	0	0	68	3%	
Valley Run Estates	36	0	0	36	0	0	0	0	36	0	0	36	0%	
Westbrook	29	0	0	29	0	0	0	0	29	0	0	29	0%	
Westview Estates	58	0	0	58	0	0	0	0	58	0	0	58	0%	
Woodland Village	208	21	0	229	0	0	0	0	208	21	0	229	0%	
Leesburg	5,704	3,539	975	10,218	3,714	2,386	152	6,252	1,990	1,153	823	3,966	44%	
Beacon Hill	229	0	0	229	143	0	0	143	86	0	0	86	62%	
Beauregard Estates	132	0	0	132	113	0	0	113	19	0	0	19	86%	
Big Spring Farm	35	0	0	35	33	0	0	33	2	0	0	2	94%	
Colts Run	49	0	0	49	0	0	0	0	49	0	0	49	0%	
Dry Mill	0	91	0	91	0	82	0	82	0	9	0	9	90%	
Edward's Landing	197	214	0	411	88	122	0	210	109	92	0	201	51%	
Emerald Parks Estates	31	0	0	31	20	0	0	20	11	0	0	11	65%	
Goose Creek Bend	36	0	0	36	0	0	0	0	36	0	0	36	0%	
Grenata	58	0	0	58	0	0	0	0	58	0	0	58	0%	
Kincaid Forest	303	199	0	502	281	180	0	461	22	19	0	41	92%	
Kingdom Farm	59	0	0	59	0	0	0	0	59	0	0	59	0%	
Lake Hill	48	0	0	48	0	0	0	0	48	0	0	48	0%	
Lansdowne (remainder in Ashburn)	200	0	0	200	0	0	0	0	200	0	0	200	0%	
Northlake	236	140	0	376	153	131	0	284	83	9	0	92	76%	

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/03				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Leesburg (continued)														
Old Waterford Knolls	144	0	0	144	132	0	0	132	12	0	0	12	92%	
Potomac Crossing	584	385	0	969	476	197	0	673	108	188	0	296	69%	
Potomac Station (Harper Park)	916	340	358	1,614	841	284	152	1,277	75	56	206	337	79%	
Red Cedar	317	0	0	317	0	0	0	0	317	0	0	317	0%	
Rokeby Hamlet	86	0	0	86	0	0	0	0	86	0	0	86	0%	
River Creek	590	760	0	1,350	424	363	0	787	166	397	0	563	58%	
Shenstone	130	0	0	130	50	0	0	50	80	0	0	80	38%	
Spring Lakes	120	268	0	388	110	260	0	370	10	8	0	18	95%	
Stratford (Stowers)	424	449	509	1,382	135	109	0	244	289	340	509	1,138	18%	
Sycamore Hill	0	480	0	480	0	445	0	445	0	35	0	35	93%	
Tavistock Farms	306	213	108	627	297	213	0	510	9	0	108	117	81%	
Woodlea Hills	37	0	0	37	35	0	0	35	2	0	0	2	95%	
Woodlea Manor	437	0	0	437	383	0	0	383	54	0	0	54	88%	
Northwest	489	0	0	489	113	0	0	113	376	0	0	376	23%	
Bruce Subdivision	27	0	0	27	0	0	0	0	27	0	0	27	0%	
Dale Property	22	0	0	22	0	0	0	0	22	0	0	22	0%	
Deerfield	42	0	0	42	27	0	0	27	15	0	0	15	64%	
Dutchman's Creek Hamlet	67	0	0	67	0	0	0	0	67	0	0	67	0%	
Ecovillage	53	0	0	53	6	0	0	6	47	0	0	47	11%	
Salem Farms	26	0	0	26	0	0	0	0	26	0	0	26	0%	
Saratoga	56	0	0	56	0	0	0	0	56	0	0	56	0%	
Schoene Property	41	0	0	41	0	0	0	0	41	0	0	41	0%	
Taylorstown Meadows	32	0	0	32	22	0	0	22	10	0	0	10	69%	
Waterfield Hamlet	20	0	0	20	0	0	0	0	20	0	0	20	0%	
Waterford View Estates	48	0	0	48	4	0	0	4	44	0	0	44	8%	
Wheatland Estates	55	0	0	55	54	0	0	54	1	0	0	1	98%	

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

PlanningSubarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/03				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Potomac</b>	<b>3,532</b>	<b>2,370</b>	<b>2,272</b>	<b>8,174</b>	<b>2,929</b>	<b>2,297</b>	<b>1,826</b>	<b>7,052</b>	<b>603</b>	<b>73</b>	<b>446</b>	<b>1,122</b>	<b>86%</b>
Carter's Grove	27	0	0	27	24	0	0	24	3	0	0	3	89%
Cascades**	3,080	1,912	1,582	6,574	2,597	1,912	1,292	5,801	483	0	290	773	88%
Cascades-Lowes Island Age Restricted Community	0	66	126	192	0	0	0	0	0	66	126	192	0%
Eden Tract	24	0	290	314	20	0	290	310	4	0	0	4	99%
Jefferson Village ( <i>Loudoun Village</i> )	0	174	274	448	0	174	244	418	0	0	30	30	93%
River Bank Woods ( <i>Steinberg/Lorey Taylor &amp; Brockman</i> )	79	0	0	79	42	0	0	42	37	0	0	37	53%
South Bank	221	28	0	249	202	28	0	230	19	0	0	19	92%
Steinberg/Lorey Taylor	49	0	0	49	0	0	0	0	49	0	0	49	0%
Westerley ( <i>Route 7 Partners</i> )	52	190	0	242	44	183	0	227	8	7	0	15	94%
<b>Rt. 15 North</b>	<b>905</b>	<b>33</b>	<b>0</b>	<b>938</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>69</b>	<b>836</b>	<b>33</b>	<b>0</b>	<b>869</b>	<b>7%</b>
Churchill Downs	20	0	0	20	0	0	0	0	20	0	0	20	0%
Elysian Heights	301	33	0	334	0	0	0	0	301	33	0	334	0%
Glynn Tarra Estates	40	0	0	40	0	0	0	0	40	0	0	40	0%
Historic Selma Estates	176	0	0	176	0	0	0	0	176	0	0	176	0%
Lee's Crossing	48	0	0	48	14	0	0	14	34	0	0	34	29%
Raspberry Falls ( <i>Moorlands</i> )	205	0	0	205	55	0	0	55	150	0	0	150	27%
Waterford Ridge	115	0	0	115	0	0	0	0	115	0	0	115	0%
<b>Rt. 15 South</b>	<b>464</b>	<b>0</b>	<b>0</b>	<b>464</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>462</b>	<b>0</b>	<b>0</b>	<b>462</b>	<b>0%</b>
Barclay Ridge	76	0	0	76	1	0	0	1	75	0	0	75	1%
Chudleigh	32	0	0	32	0	0	0	0	32	0	0	32	0%
Courtland Farm	288	0	0	288	1	0	0	1	287	0	0	287	0%
Long Meadow Hamlet	29	0	0	29	0	0	0	0	29	0	0	29	0%
Myers Run	39	0	0	39	0	0	0	0	39	0	0	39	0%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
**Major Approved Residential Projects (20+ Units)**  
**Loudoun County, Virginia**

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/03				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Rt. 7 West</b>	<b>2,653</b>	<b>823</b>	<b>0</b>	<b>3,476</b>	<b>672</b>	<b>136</b>	<b>0</b>	<b>808</b>	<b>1,981</b>	<b>687</b>	<b>0</b>	<b>2,668</b>	<b>23%</b>
Autumn Hill	0	492	0	492	0	0	0	0	0	492	0	492	0%
Cortland Square	8	31	0	39	4	21	0	25	4	10	0	14	64%
Courts Of St. Francis	49	0	0	49	12	0	0	12	37	0	0	37	24%
Fawn Meadow ( <i>Saddle Ridge</i> )	63	0	0	63	0	0	0	0	63	0	0	63	0%
Greenwood Commons	40	0	0	40	0	0	0	0	40	0	0	40	0%
Hamilton Station Estates	24	0	0	24	0	0	0	0	24	0	0	24	0%
Hamlets Of Blue Ridge, The	71	0	0	71	0	0	0	0	71	0	0	71	0%
Highlands, The	106	0	0	106	0	0	0	0	106	0	0	106	0%
Hirst Farm	240	0	0	240	0	0	0	0	240	0	0	240	0%
Kingsbridge Manor	27	0	0	27	19	0	0	19	8	0	0	8	70%
Locust Grove	212	0	0	212	194	0	0	194	18	0	0	18	92%
Oak Knoll Farms	78	0	0	78	1	0	0	1	77	0	0	77	1%
Oak Knoll Hamlet	28	0	0	28	0	0	0	0	28	0	0	28	0%
Old Dominion Valley	138	0	0	138	39	0	0	39	99	0	0	99	28%
Orchards at Round Hill	34	0	0	34	14	0	0	14	20	0	0	20	41%
Purcellville Ridge	0	150	0	150	0	0	0	0	0	150	0	150	0%
Stoneleigh	170	0	0	170	124	0	0	124	46	0	0	46	73%
Towns of Branbury Glen	0	35	0	35	0	0	0	0	0	35	0	35	0%
Villages at Round Hill ***	1,009	115	0	1,124	252	115	0	367	757	0	0	757	33%
Village Case	146	0	0	146	0	0	0	0	146	0	0	146	0%
Waterford Glen ( <i>Alphin</i> )	31	0	0	31	12	0	0	12	19	0	0	19	39%
Woodmar Farm	67	0	0	67	0	0	0	0	67	0	0	67	0%
Wright Farm	112	0	0	112	1	0	0	1	111	0	0	111	1%

# APPROVED RESIDENTIAL PROJECTS, CONTINUED

**Table II-19.**  
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**Loudoun County, Virginia**

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	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<b>Southwest</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>1%</b>
Fox Run	48	0	0	48	0	0	0	0	48	0	0	48	0%
Kelley	20	0	0	20	1	0	0	1	19	0	0	19	5%
Silcott Meadow	21	0	0	21	0	0	0	0	21	0	0	21	0%
<b>Sterling</b>	<b>103</b>	<b>751</b>	<b>1,076</b>	<b>1,930</b>	<b>31</b>	<b>412</b>	<b>614</b>	<b>1,057</b>	<b>72</b>	<b>339</b>	<b>462</b>	<b>873</b>	<b>55%</b>
Brooks Property	46	0	0	46	0	0	0	0	46	0	0	46	0%
Colonnade ( <i>Dulles Town Center</i> )	0	352	716	1,068	0	155	464	619	0	197	252	449	58%
Community Church	0	0	360	360	0	0	150	150	0	0	210	210	42%
Groveswood	0	269	0	269	0	257	0	257	0	12	0	12	96%
Guilford Crossing	25	0	0	25	0	0	0	0	25	0	0	25	0%
O'Dell Property ( <i>Oakgrove</i> )	0	130	0	130	0	0	0	0	0	130	0	130	0%
Sterling Associates	32	0	0	32	31	0	0	31	1	0	0	1	97%
<b>Total</b>	<b>32,848</b>	<b>22,195</b>	<b>18,333</b>	<b>73,376</b>	<b>14,576</b>	<b>11,058</b>	<b>6,845</b>	<b>32,479</b>	<b>18,272</b>	<b>11,137</b>	<b>11,488</b>	<b>40,897</b>	<b>44%</b>

Source: Loudoun County Department of Planning.

\* Includes rezonings and by-right projects.

\*\* Includes Falcon's Landing, Potomac Lakes, Potomac Terrace, Town Center at Westlakes & Potomac Lakes Town Center.

\*\*\* Includes Round Hill Rural Estates, Mountain Valley, Lakepoint & The Villages at Round Hill.

SFD - Single Family Detached

SFA - Single Family Attached

MF - Multifamily

# NONRESIDENTIAL SPACE INVENTORY

In 2002, Loudoun County's inventory of nonresidential space totaled almost 50 million square feet. Retail was most concentrated in Sterling and Leesburg, which combined for 66.7 percent of Loudoun's total retail space. Ashburn contained more than 52 percent of Loudoun's office space and nearly 50 percent of Loudoun's industrial space.

**Table II-20.**  
**Inventory of Nonresidential Space by Planning Subarea, 2002**  
**Loudoun County, Virginia**

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other		
Ashburn	6,618,491	6,939,655	897,165	4,298,761	18,754,071	37.6%
Dulles	712,597	1,384,260	267,984	1,099,629	3,464,470	6.9%
Leesburg	1,946,063	572,283	2,708,061	3,023,458	8,249,866	16.5%
Northwest	4,398	23,103	31,405	237,105	296,011	0.6%
Potomac	487,113	62,656	1,031,772	1,553,498	3,135,039	6.3%
Route 15 North	1,008	7,361	7,361	78,894	94,624	0.2%
Route 15 South	0	14,709	17,693	31,905	64,308	0.1%
Route 7 West	127,425	358,350	405,496	1,224,338	2,115,609	4.2%
Southwest	95,995	17,803	138,131	221,807	473,737	1.0%
Sterling	2,689,938	4,678,245	2,895,745	2,940,457	13,204,386	26.5%
<b>Total</b>	<b>12,683,029</b>	<b>14,058,425</b>	<b>8,400,813</b>	<b>14,709,853</b>	<b>49,852,119</b>	<b>100.0%</b>
Distribution	25.4%	28.2%	16.9%	29.5%	100.0%	

Source: Loudoun County Department of Economic Development.

# OFFICE AND INDUSTRIAL VACANCY

Loudoun County's nonresidential vacancy rates increased dramatically between 2000 and 2002. Office vacancy rates nearly doubled from 8.7 percent to 16.2 while flex/industrial vacancy rates more than tripled from 5.6 percent to 20.8 percent. In 2002, total commercial and industrial vacancy rates reached their highest level since 1993.

**Table II-21.**  
**Commercial and Industrial Vacancy Rates\***  
**Loudoun County, Virginia**

<b>Type of Space</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>
Office	17.2%	15.8%	13.2%	14.9%	8.7%	2.6%	6.9%	6.3%	8.7%	15.7%	16.2%
Flex/Industrial	26.7%	19.0%	14.2%	11.3%	6.3%	6.1%	5.8%	2.1%	5.6%	16.5%	20.8%
<b>Total</b>	<b>22.0%</b>	<b>17.1%</b>	<b>13.5%</b>	<b>12.0%</b>	<b>7.6%</b>	<b>5.1%</b>	<b>6.0%</b>	<b>3.6%</b>	<b>6.9%</b>	<b>16.2%</b>	<b>19.0%</b>

*Source: Loudoun County Department of Economic Development and Realty Information Group.*

*\* Vacancy as of December 31.*

# OFFICE AND INDUSTRIAL DEVELOPMENT

More than 75 office and industrial projects offer 7,869 developable acres with a potential build out of almost 120 million square feet. Currently these projects accommodate 19.2 million square feet of existing office and industrial space.

**Table II-22.**  
**Major Office and Industrial Projects, 2002**  
**Loudoun County, Virginia**

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Acres Available*	Existing Office & Industrial Buildings SF	Developable (available) Office & Industrial Buildings SF**	Projects Under Development
606 Development Corp	PD-GI	80	80	80	0	1,376,000	0
Airport Commerce Center @ Dulles (North Dulles Ind Pk)	PD-GI	52	52	5	325,600	74,000	0
Ashbrook (Ashbrook Corporate Center)	PD-IP	277	102	35	137,527	614,544	67,172
Ashburn Center	PD-IP	331	214	159	216,480	1,216,200	0
Ashburn Center (Netway Center)	PD-OP	331	214	32	0	500,000	0
Ashburn Corporate Center (Ashburn Business Ctr. & Loudoun Stn.)	PD-IP	118	118	81	361,382	1,100,000	0
Ashburn Farm	PD-OP	1,274	6	0	50,000	25,000	0
Ashburn Village Executive Center	PD-IP	1,580	89	89	0	1,490,000	0
Ashburn Village Research Park	PD-IP	1,580	93	93	0	1,372,000	0
Aspen Mill (Belmont Chase)	PD-RDP	36	36	36	0	450,000	0
Barr Dulles Business Center	PD-IP	10	10	10	0	129,000	0
Beaumeade Corporate Park	PD-IP	683	683	223	1,824,801	3,600,000	0
Belmont (Belmont Country Club)	PD-OP	1,145	200	200	0	1,800,000	0
Brambleton	PD-IP/PD-GI	2,871	246	160	0	2,000,000	0
Broad Run Business Center	PD-IP	350	350	70	1,792,337	1,160,000	0
Broadlands	PD-OP	1,500	266	213	0	3,600,000	0
Bryant Dulles Industrial Park West	PD-GI	166	166	82	0	1,400,000	0
Centennial Dominion Center	PD-RDP	107	107	107	0	1,750,000	0
Chantilly West (Dulles Ind Pk South)	CLI	204	155	155	0	2,000,000	0
CIT (Dulles World Center)	PD-RDP	88	88	74	178,000	3,000,000	0
Commonwealth Center at Ashburn	PD-IP	231	231	141	0	2,400,000	0
Crosscreek Corporate Center	PD-OP	20	20	20	60,000	258,000	0
Downs Industrial Park	PD-IP	36	36	36	0	600,000	0
Dulles 2000	PD-RDP	29	29	29	0	800,000	0
Dulles Berry	PD-RDP	99	99	91	0	1,584,000	0



# OFFICE AND INDUSTRIAL DEVELOPMENT, CONTINUED

**Table II-22.**  
**Major Office and Industrial Projects, 2002**  
**Loudoun County, Virginia**

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Acres Available*	Existing Office & Industrial Buildings SF	Developable (available) Office & Industrial Buildings SF**	Projects Under Development
Dulles Commerce Center	PD-GI/ C1	39	39	17	0	295,000	0
Dulles Corporate Center ( <i>Gateway 14</i> )	PD-IP	13	13	11	0	174,000	0
Dulles International Park	PD-IP	73	73	32	368,748	550,000	0
Dulles North Corporate Park	PD-IP	90	90	31	390,214	500,000	0
Dulles Parkway Center	PD-OP/PD-IP	64	64	64	0	1,100,000	0
Dulles Town Center	PD-IP/ PD-OP	554	240	240	278,000	4,100,000	0
Dulles Trade Center I ( <i>Dulles Oaks</i> )	PD-GI	61	61	44	103,039	749,000	0
Dulles Trade Center II ( <i>Broad Run Industrial</i> )	PD-GI	103	103	103	0	1,740,000	0
Dulles Trade Center III ( <i>Arcola East</i> )	PD-GI	346	200	200	0	3,480,000	0
Dulles World ( <i>Washington Dulles World Park</i> )	PD-IP	650	650	520	0	8,700,000	0
Greenway Corporate Park	PD-OP	31	31	31	0	522,000	0
Greenway Industrial Broad Run	PD-GI	90	90	8	812,380	139,000	0
Hazout	PD-GI	299	144	120	0	2,000,000	0
Highpoint Corporate Park	PD-IP /PD-RDP	57	57	57	0	794,000	0
Jaguar Office Park	PD-IP	28	28	25	0	446,152	0
Janelia Farm	PD-RDP	278	278	0	221,320	0	0
Lansdowne Corporate Center	PD-OP	2,267	158	131	552,325	1,138,000	15,000
Lee Center Business Park	PD-IP/PD-GI	286	286	271	0	3,500,000	0
Lee Gate	I-1	155	155	115	0	800,000	0
Leesburg Commons/Tuscarora Business Park	I-1	158	158	130	0	1,800,000	0
Loudoun Center	PD-IP	11	11	0	81,548	0	0
Loudoun Exchange	PD-OP/ PD-IP	59	59	10	432,000	174,000	0
Loudoun Gateway	PD-IP	149	149	69	792,169	815,000	0
Loudoun Parkway Center	PD-IP / PD-OP	400	204	169	0	2,500,000	0
Loudoun Pointe ( <i>Beaumeade Technology Park</i> )	PD-IP	246	246	148	0	2,500,000	0
Loudoun Square Industrial Park	PD-IP	23	23	16	88,432	286,339	0
Loudoun Tech Center	PD-IP	246	246	33	2,073,842	420,000	0
Mercure Business Park	PD-GI	170	170	68	984,000	1,184,000	74,242

# OFFICE AND INDUSTRIAL DEVELOPMENT, CONTINUED

**Table II-22.**  
**Major Office and Industrial Projects, 2002**  
**Loudoun County, Virginia**

Site Name	Zoning	Total Project Acres	Total Office & Industrial Acres	Developable Acres Available*	Existing Office & Industrial Buildings SF	Developable (available) Office & Industrial Buildings SF**	Projects Under Development
Milton Ryan	PD-GI	113	113	113	0	1,950,000	0
Northpointe ( <i>Dulles Northgate Center</i> )	PD-GI	50	50	0	552,325	0	0
One Loudoun Center	RDP(337)	666	550	550	0	9,000,000	0
Paragon Park ( <i>Dulles Ind Assoc</i> )	PD-IP	150	150	105	0	1,800,000	0
Phillips Property	PD-IP/PD-OP	78	78	53	191,000	800,000	0
Potomac Farm Business Park	PD-OP	64	64	64	0	966,000	0
Prologis Park ( <i>Glick Prop</i> )	PD-IP	32	32	0	429,705	0	0
Ray Property ( <i>A.S.</i> ) /Dulles Ind Estate	PD-IP	422	422	202	0	3,000,000	0
Ryan Park Center	PD-OP/ PD-CC	26	26	26	0	430,000	0
Smith Land	PD-GI	125	125	125	0	2,000,000	0
South Riding	PD-GI/PHD-4	2,100	371	371	0	4,515,000	0
Staverton/Severn ( <i>East/West 28</i> )	PD-IP	77	77	16	607,271	250,000	0
Steeplechase	PD-IP	140	140	41	584,876	703,000	0
Sterling Park Business Center	PD-IP	110	110	62	654,538	650,000	0
Stone Ridge	OP/PD-GI	800	167	167	0	2,570,000	0
Stonegate	PD-IP	102	102	63	0	1,000,000	0
Stratford at Leesburg	PEC	459	73	73	0	1,271,952	0
Summit at Dulles ( <i>Fairchild</i> )	PD-GI	64	64	47	200,698	764,882	0
TransDulles Centre	PD-IP	170	170	63	1,186,727	900,000	0
University Center	PD-RDP	576	204	108	472,598	1,500,000	72,000
Vintage Park	PD-IP	32	32	14	256,540	240,000	0
Waterside ( <i>Nattak</i> )	PD-OP	69	69	69	0	1,082,000	0
Westwind 606	PD-GI	341	341	287	0	4,500,000	0
WorldCom Campus	PD-OP	509	509	365	1,925,000	5,400,000	0
<b>Total</b>	<b>na</b>	<b>27,419</b>	<b>11,756</b>	<b>7,869</b>	<b>19,185,422</b>	<b>119,998,069</b>	<b>228,414</b>

Source: Loudoun County Department of Economic Development. \*Generally floodplain deducted; however, other non-buildable acreage not necessarily factored out. \*\*Based on maximum FAR allowable unless current development plans indicate otherwise.

# RETAIL CENTER SPACE

As of the fourth quarter of 2002, 7.6 million square feet of retail space in large retail centers existed or was under construction in Loudoun County. More than 40 percent of the existing retail space that is within retail centers is located in Sterling.

**Table II-23.**

**Existing Retail Centers (Larger than 20,000 Square Feet), Fourth Quarter 2002  
Loudoun County, Virginia**

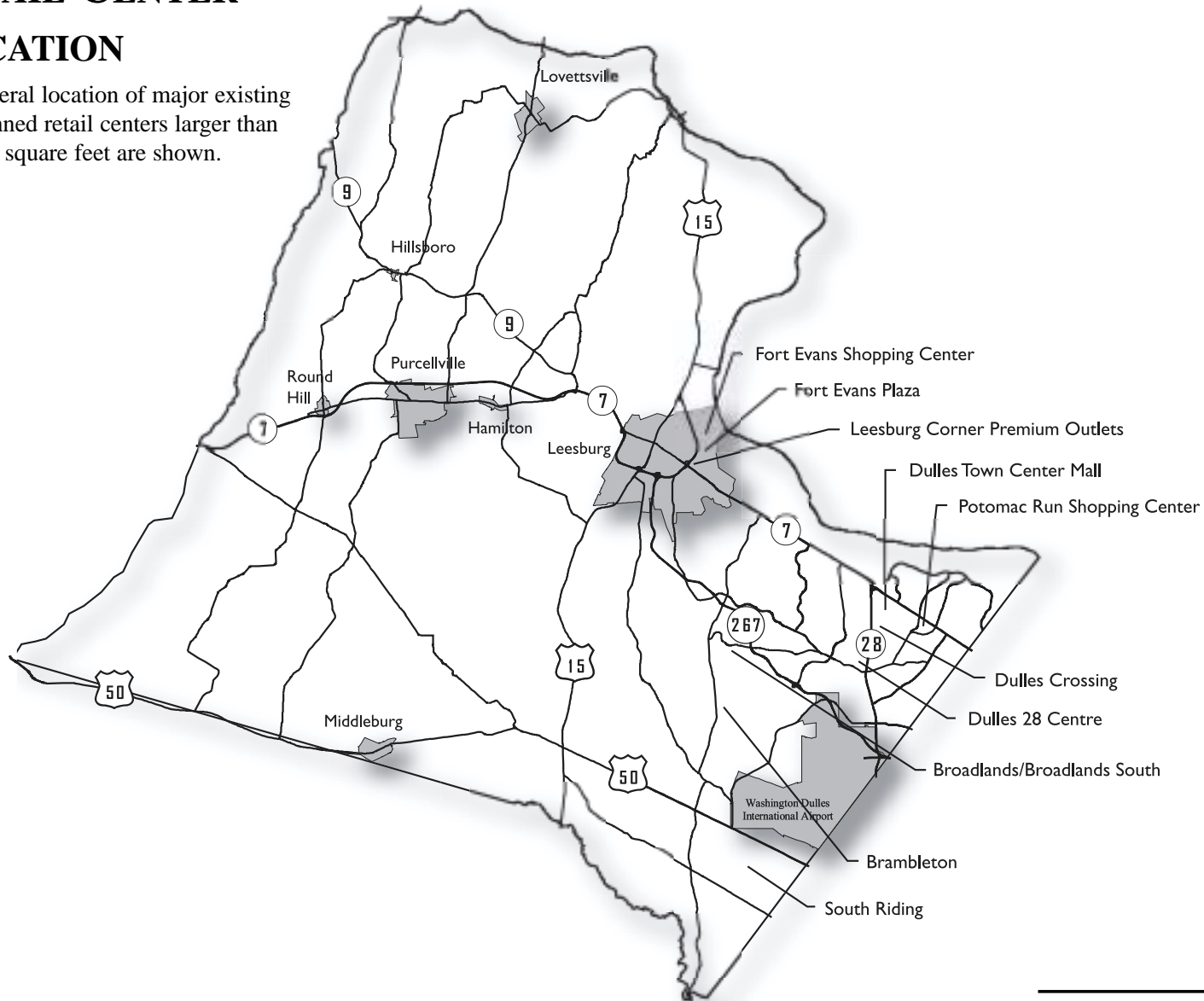
Retail Center Name	Subarea	Existing Area (SF)	Retail Center Name	Subarea	Existing Area (SF)
Ashburn Farm Town Center	Ashburn	92,019	Loudoun Valley Shopping Center	Route 7 West	68,000
Ashburn Farm Village Center	Ashburn	88,917	Main Street*	Route 7 West	85,000
Ashburn Town Square	Ashburn	89,313	Market Station	Leesburg	30,000
Ashburn Village Center	Ashburn	110,000	Mirror Ridge	Potomac	137,349
Old Ashburn Square*	Ashburn	31,600	Parc City - Borders Plaza	Potomac	64,000
Battlefield Shopping Center	Leesburg	297,600	Parc City - Regal Center	Potomac	195,844
Bellwood Commons	Leesburg	62,000	Park City Center	Potomac	52,000
Cascades Market Place	Potomac	314,000	Potomac Run	Potomac	488,650
Cascades Plaza	Potomac	20,600	Prosperity Center	Leesburg	64,448
Cedar Lake Plaza	Potomac	105,000	Purcellville Center at Blue Ridge Station	Route 7 West	100,000
Countryside Commercial Center	Potomac	127,148	Seven Village Center (Village Center on Seven)	Sterling	120,000
Dulles 28 Center* **	Ashburn	316,000	Shanendoah Square	Leesburg	127,000
Dulles Square	Sterling	71,300	South Riding Town Center	Dulles	80,000
Dulles Town Center	Sterling	1,400,000	Sterling Park Shopping Mall	Sterling	110,000
Dulles Town Crossing	Sterling	737,503	Sterling Plaza	Sterling	153,276
Fort Evans Plaza	Leesburg	345,284	Sterling Town Center (TownCenter)	Sterling	186,448
Fort Evans Shopping Center	Leesburg	80,708	Sterling Village Center	Sterling	24,357
Great Falls Plaza	Potomac	100,000	Sugarland Crossing (Plaza)	Sterling	256,518
Leesburg Corner Premium Outlets	Leesburg	463,000	Tollhouse Center	Leesburg	33,000
Leesburg Park	Leesburg	30,000	Virginia Village Shopping Center	Leesburg	140,000
Leesburg Plaza	Leesburg	249,000	<b>Total</b>		<b>7,646,882</b>

Source: Loudoun County Department of Economic Development.

\* Under Construction. \*\* Portions of Dulles 28 Center were under going demolition and construction, therefore its size was estimated.

# RETAIL CENTER LOCATION

The general location of major existing and planned retail centers larger than 400,000 square feet are shown.



# RETAIL CENTER DEVELOPMENT

Through December 2002, more than 7.2 million square feet of retail space for large centers (>100,000 SF) had been approved for 18 projects.

**Table II-24 .  
Major Approved Retail Centers (>100,000 SF), 2002  
Loudoun County, Virginia**

Retail Center Name	Location	Subarea	Square Footage Approved		Total
			Existing	Remaining	
Ashbrook	Ashburn	Ashburn	0	300,000	300,000
Ashburn Farm Town Center	Ashburn	Ashburn	92,019	132,981	225,000
Belmont Forest	Ashburn	Ashburn	0	163,350	163,350
Brambleton	Ashburn	Ashburn	0	450,000	450,000
Broadlands/Broadlands South	Ashburn	Ashburn	0	474,600	474,600
Dulles 28 Center	Dulles	Ashburn	315,846	517,154	833,000
Dulles Crossing	Dulles	Sterling	737,503	462,497	1,200,000
Lansdowne	Ashburn	Ashburn	0	150,000	150,000
Ryan Park Center	Ashburn	Ashburn	0	233,000	233,000
University Center	Ashburn	Ashburn	0	200,000	200,000
South Riding	South Riding	Dulles	80,000	400,000	480,000
Stone Ridge	Dulles South	Dulles	0	300,000	300,000
East Falls Center	Potomac Falls	Potomac	0	155,000	155,000
Fort Evans Plaza	Leesburg	Leesburg	345,284	586,676	931,960
Fort Evans Shopping Center	Leesburg	Leesburg	80,708	365,892	446,600
Potomac Station	Leesburg	Leesburg	0	233,000	233,000
Stratford Center	Leesburg	Leesburg	0	347,600	347,600
Villages at Round Hill	Round Hill	Route 7 West	0	150,000	150,000
<b>Total</b>			<b>1,651,360</b>	<b>5,621,750</b>	<b>7,273,110</b>

Source: Loudoun County Department of Economic Development.

# NONRESIDENTIAL CONSTRUCTION TRENDS

Nonresidential square feet permitted in 2002 totaled about 1.9 million square feet. The total amount of nonresidential square feet permitted has been in decline for two consecutive years. In 2000, there was a record 8.0 million square feet permitted. In 2001, there was 4.5 million square feet permitted.

**Table II-25.**  
**Nonresidential Construction Trends**  
**Loudoun County, Virginia**

Year	Square Feet Permitted				Total
	Office	Industrial	Retail	Other*	
1992	197,370	26,946	304,805	264,432	793,553
1993	0	48,855	398,487	64,091	511,433
1994	0	67,166	161,429	459,978	688,573
1995	201,790	131,034	425,850	172,025	930,699
1996	355,684	262,625	533,283	695,943	1,847,535
1997	468,391	777,366	121,278	841,337	2,208,372
1998	1,843,364	913,249	1,158,478	1,098,211	5,013,302
1999	1,708,919	1,217,589	532,130	1,882,646	5,341,284
2000	2,034,389	3,207,333	879,981	1,877,463	7,999,166
2001	843,831	1,361,026	461,018	1,809,405	4,475,280
2002	233,880	298,784	496,964	824,529	1,854,157
<b>Total</b>	<b>7,887,618</b>	<b>8,311,973</b>	<b>5,473,703</b>	<b>9,990,060</b>	<b>31,663,354</b>
Percent Distribution	24.9%	26.3%	17.3%	31.6%	100.0%

Source: Loudoun County Department of Economic Development.

\* Includes schools, hospitals, churches, airport support facilities, etc.

# NONRESIDENTIAL CONSTRUCTION BY PLANNING SUBAREA

About 61 percent of nonresidential square feet permitted in 2002 was located in Ashburn and Dulles. A majority of the retail space permitted in that year was located in either Ashburn or Dulles. Nearly half of the office and industrial space permitted in that year was located in Ashburn.

**Table II-26.**

## Nonresidential Construction By Planning Subarea, 2002 Loudoun County, Virginia

Planning Subarea	Total Square Feet					Distribution
	Office	Industrial	Retail	Other	Total	
Ashburn	228,061	190,051	152,041	190,051	760,204	41.0%
Dulles	90,854	94,562	92,708	92,708	370,831	20.0%
Leesburg	89,000	29,667	89,000	89,000	296,665	16.0%
Northwest	0	2,318	2,318	4,635	9,271	0.5%
Potomac	16,687	5,562	16,687	16,687	55,625	3.0%
Route 15 North	0	2,318	2,318	4,635	9,271	0.5%
Route 15 South	0	2,318	2,318	4,635	9,271	0.5%
Route 7 West	14,833	29,667	44,500	59,333	148,333	8.0%
Southwest	0	2,318	2,318	4,635	9,271	0.5%
Sterling	55,625	46,354	37,083	46,354	185,416	10.0%
<b>Total</b>	<b>495,060</b>	<b>405,133</b>	<b>441,289</b>	<b>512,674</b>	<b>1,854,157</b>	<b>100.0%</b>
Percent Distribution	26.7%	21.9%	23.8%	27.7%	100.0%	

Source: Loudoun County Department of Economic Development.

# HOUSING, POPULATION AND EMPLOYMENT FORECAST

Housing units are projected to increase by 65.7 percent between 2002 and 2012 while population and households are projected to increase by 64.9 percent during the same period. Employment is projected to experience a 50.2 percent increase between 2002 and 2012.

**Table II-27.**

## **Housing Units, Population and Employment Forecast Loudoun County, Virginia**

	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Housing Units	73,006	78,982	84,482	89,482	94,482	99,022	103,562	108,102	112,642	117,182	120,982
Single Family Detached	39,503	42,377	45,160	47,738	50,350	52,746	55,142	57,548	59,977	62,405	64,438
Single-Family Attached	19,246	20,854	22,375	23,769	25,173	26,436	27,700	28,969	30,246	31,523	32,593
Multi-Family	14,257	15,751	16,946	17,975	18,959	19,840	20,720	21,585	22,419	23,253	23,951
Population	196,314	211,146	225,930	239,261	252,435	264,526	276,440	288,398	300,418	312,386	322,636
Households	69,400	74,703	80,062	84,852	89,540	93,854	98,079	102,318	106,574	110,804	114,460
Employment	99,013	102,496	106,014	109,930	113,802	119,626	125,449	131,273	137,096	142,919	148,743

*Source: Loudoun County Department of Economic Development.*



# REZONING ACTIVITY

Seven projects totaling 2,626 acres were rezoned in 2002. The rezoned projects will permit the construction of 6,458 housing units. Nearly 10,000,000 square feet of nonresidential space was rezoned. Most all of the residential and nonresidential rezoning was associated with the Moorefield Station project.

**Table II-28.**  
**Rezoning Applications Approved in 2002**  
**Loudoun County, Virginia**

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units						Net New Nonresidential SF
					Previous	New	SFD	SFA	MF	Total	ADU		SF
Broadlands S 102 & 104	Ashburn	ZCPA-2001-0006	9/3/02	117.3	PDH-3	PDH-3	0	0	0	0	0	0	25,000
Round Hill Mountain Valley & Lakepoint	Rt. 7 West	ZCPA-2001-0007	3/4/02	650.6	PDH-3	PDH-3	0	0	-150	0	-150	0	0
Bles / Weller	Ashburn	ZMAP-1999-0023	1/22/02	59.3	PDIP	PDH-4	0	142	20	0	162	0	0
Red Cedar	Leesburg	ZMAP-2000-0007	2/4/02	1,075.0	A-3	PDRV	0	317	0	0	317	0	0
Brooks Property	Sterling	ZMAP-2001-0001	10/21/02	20.0	R-1	R-3	0	46	0	0	46	0	0
Moorfield Station	Ashburn	ZMAP-2001-0003	12/16/02	596.0	CR-1	PDTRC	0	50	1,300	4,650	6,000	305	9,750,000
Round Hill Rural Estates	Rt. 7 West	ZMAP-2001-0007	3/4/02	102.8	A-3	PDH-3	0	83	0	0	83	0	0
<b>Total</b>				<b>2,625.5</b>			<b>638</b>	<b>1,170</b>	<b>4,650</b>	<b>6,458</b>	<b>305</b>		<b>9,775,000</b>

Source: Loudoun County Department of Planning.

ADU - Affordable Dwelling Units, SFD - Single Family Detached, SFA - Single Family Attached, MF - Multifamily

## REZONING LOCATION

